



**Mere Park Road, Greasby Wirral CH49 3GN**

**welcome to**

**Mere Park Road, Greasby Wirral**

Within a short walk of the village, this is a unique chance to own one of these lovely, detached bungalows! With excellent gardens space, garage and well maintained throughout the property is available with vacant possession.

Call us to arrange an appointment today.



### Property Description

The property is accessed from the side entrance which leads into a entrance hall.

To the front is a large living room with lots of light provided from the curve window to the front. Also to the front is bedroom two. This bedroom is a good sized double bedroom which could be used for a dining room if needed.

The shower room has been modernised to include a large walk in shower with heated towel rail. The master bedroom is a large double and have built in mirrored wardrobes. Facing the rear garden its a lovely view from the window.

The kitchen has a range of base and wall units which also has integrated appliances and lots of light from the windows.

There is a door leading to the rear garden. To the front is an open plan garden with flower and shrub borders which extends around the side of the property. The drive gives parking for multiple cars and leads to the detached garage with an up and over door. The garage also has a rear access door for an easy route to the rear of the bungalow. At the back of the property is a lovely garden laid mainly to lawn with flower borders, which extends around the side of the property giving the bungalow and secluded feel.

**"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."**

### Entrance Hall

#### Living Room

16' 11" x 11' 1" ( 5.16m x 3.38m )

#### Bedroom One

12' 6" x 11' 1" ( 3.81m x 3.38m )

#### Bedroom Two

8' 9" x 6' 8" ( 2.67m x 2.03m )

#### Shower Room

#### Kitchen

10' 5" x 8' ( 3.17m x 2.44m )

#### Garage

18' 9" x 8' 6" ( 5.71m x 2.59m )



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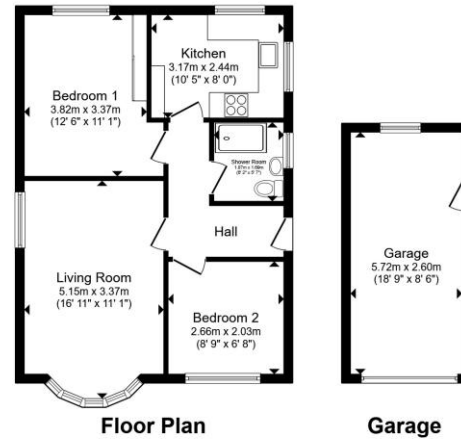


welcome to

## Mere Park Road, Greasby Wirral

- Superb detached bungalow
- Lovely gardens to front, side and rear
- Bright lounge
- Two double bedrooms
- Fitted kitchen to rear

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



**£299,950**

Total floor area 68.1 m<sup>2</sup> (733 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GRE106483 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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