



Willaston Road, Moreton, Wirral CH46 6AP

welcome to

Willaston Road, Moreton Wirral

Don't miss out on this outstanding mid terraced home within walking distance of Moreton centre and the train station !

A perfect opportunity for first time buyers and offered for sale with no chain and vacant possession.

Call us today to arrange a viewing.



Property Description

The excellent property has a small front garden space which leads to the entrance. In keeping with these homes there is a long entrance hall leading to all the accommodation.

The front living room is large with a fireplace and double-glazed window to the front. The second reception room also has a double-glazed window and leads to the kitchen.

The kitchen has a range of base and wall units with built in sink and access to the rear yard.

Upstairs the property continues to impress with two large bedrooms and a 4pc bathroom including a step-in shower.

The property also has a good-sized yard to the rear. This is a brilliant opportunity to get on the housing ladder and buy this property in a good location. Call us today and don't miss this chance to buy.

"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 Front

11' 11" x 10' 6" (3.63m x 3.20m)

Dining Room Rear

12' x 10' 8" (3.66m x 3.25m)

Kitchen

9' 3" x 7' 3" (2.82m x 2.21m)

Landing

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

Bedroom Two

11' 9" x 8' 7" (3.58m x 2.62m)

Bathroom

9' x 7' 1" (2.74m x 2.16m)



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welcome to

Willaston Road, Moreton Wirral

- Mid terraced home
- Two large bedrooms
- Two large reception rooms
- Fitted kitchen
- 4pc Bathroom inc step in shower

Tenure: Freehold EPC Rating: D

Council Tax Band: A



£150,000

Total floor area 73.8 m² (794 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:
GRE106571 - 0003

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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