



Stable Close, Wirral CH49 2RW

welcome to

Stable Close, Wirral

Want a family home that you can just move into and relax, then look no further!

This wonderfully presented home has multiple features throughout offering you a standard of living that most aspire too.

With great value for money on offer, call us today and arrange your viewing.



Property Description

Excellence starts at the front door of this lovely home with a entrance hall with stairs to the first floor and a picture window flooding the area with natural light. The ground floor rooms are open plan giving you a modern living arrangement of a living room with feature fireplace open to the dining area and Kitchen. The kitchen has been meticulously planned to provide you with the best of all features including a range of units and appliances. The flow of this area is lovely and then leads onto the conservatory to the rear which allows lots of light into the area and overlooking the private and peaceful garden space. Upstairs we have three beautifully presented bedrooms and a modern family bathroom of the same quality of the ground floor.

As we move outside the properties quality continues, whilst to the rear of the garage your very own health and fitness space featuring a hot tub and sauna all housed in a conservatory allowing you to gaze at the stars as the hot tub jets ease away the daily strains of life

The property also has an open garden space to the front and a lovely private rear garden which is immaculate.

Call us today and arrange your appointment before its gone!

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

15' 10" x 12' 6" (4.83m x 3.81m)

Dining/ Kitchen

16' x 7' 7" (4.88m x 2.31m)

Conservatory

9' 5" x 9' 2" (2.87m x 2.79m)

Bedroom One

13' 8" x 9' 3" (4.17m x 2.82m)

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m)

Bedroom Three

9' 5" x 6' 1" (2.87m x 1.85m)

Family Bathroom

Garage

9' 10" x 7' 9" (3.00m x 2.36m)

Conservatory /Health Space

19' 9" Max x 7' 10" Max (6.02m Max x 2.39m Max)



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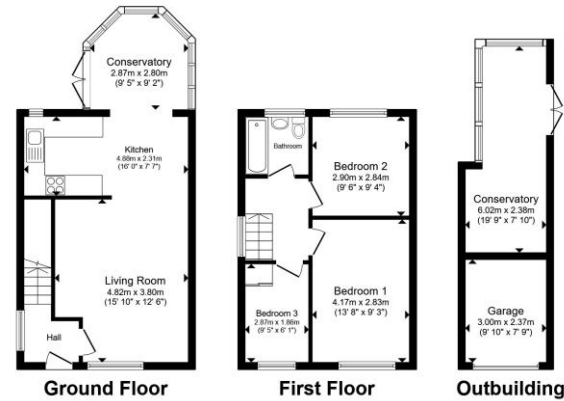
welcome to

Stable Close, Wirral

- Stunning Modern Detached Home
- Three bedrooms & Family Bathroom
- Lounge, Diningroom & Conservatory
- Wonderful modern kitchen
- Health and fitness suite including hot tub and sauna!

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C



Total floor area 77.0 m² (829 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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£345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106576 - 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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