



Backford Close, Oxton Prenton CH43 2NB

welcome to

Backford Close, Oxton Prenton

If a great garden is high on the wish list, you might want to stop scrolling...

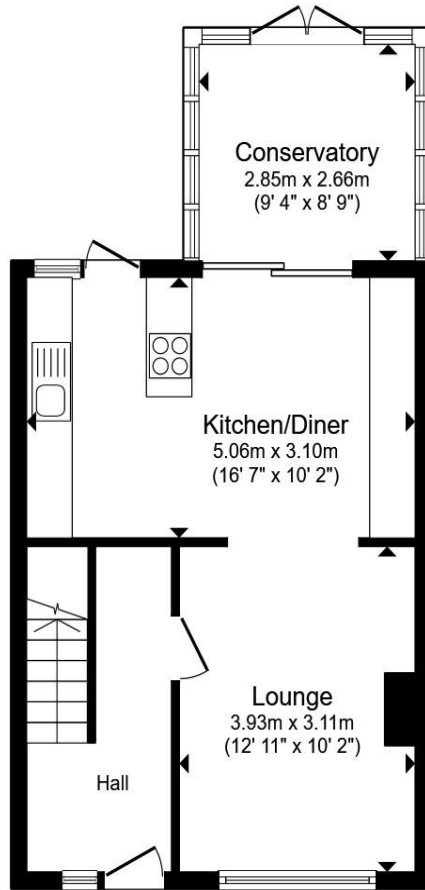
This three-bedroom home has a lot going for it, starting with a welcoming lounge and a bright, modern kitchen complete with an island/breakfast bar, giving you the perfect spot for everything from the morning coffee to a catch-up over dinner. To the rear, the conservatory enjoys views straight out over the garden. And what a garden! There's a generous lawn for the kids, pets or keen gardener, alongside a sizeable, paved patio that looks made for the BBQ, garden furniture and those rare sunny days we all make the most of! Upstairs you'll find three bedrooms, providing flexibility for family life, guests or that all-important home office. Outside, the property continues to tick the practical boxes with front and rear gardens, a driveway and garage, offering off-road parking and useful additional storage.

Pick up the phone and get your viewing booked because this could be the one that finally gets you off Rightmove and through the front door.

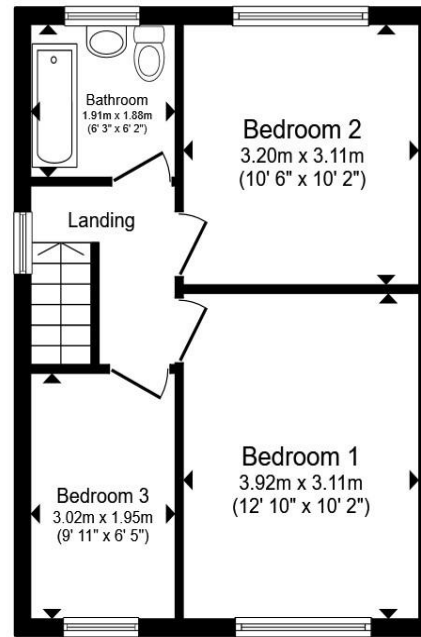
Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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 & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 82.9 m² (893 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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Backford Close, Oxton Prenton

- Three Bedroom Semi-Detached Home
- Lounge
- Modern Kitchen with Island/Breakfast Bar
- Family Bathroom
- Conservatory Overlooking the Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116920



Property Ref:
PTN116920 - 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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