



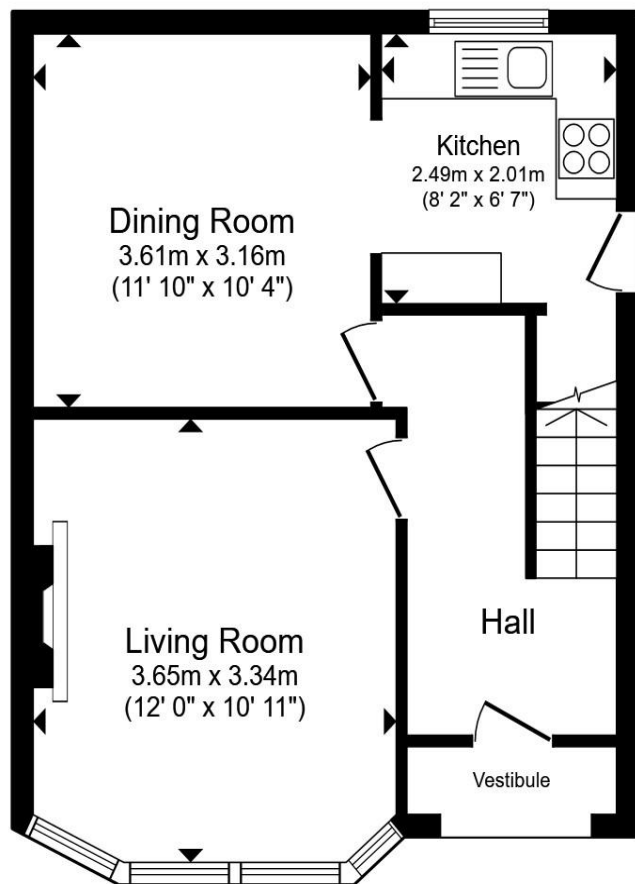
Raeburn Avenue, Eastham Wirral CH62 8BA

welcome to

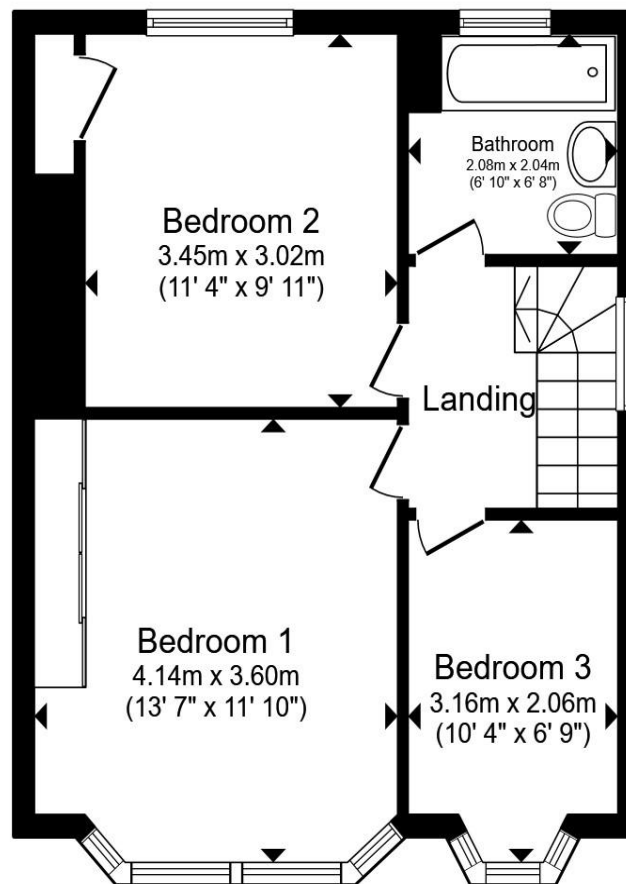
Raeburn Avenue, Eastham Wirral

This three-bedroom semi-detached house is a must see for first-time buyers and young families. A turn-key property, boasting a huge south-westerly facing garden and plenty of off-street parking. In a prime locale for reputable schools, this is not one to be missed!





Ground Floor



First Floor

Total floor area 86.0 m² (926 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



Entering the property, you're greeted by an inviting hallway with the living room on the left. The bay windows flood the room with natural light. To the back the wall between the kitchen and rear reception room has been with the appropriate building regulations followed and RCJ fitted. This has created a versatile open plan living space. Double patio doors open out into the garden, making this a great space to host in the summer. Heading upstairs we have two double bedrooms, one equipped with fitted wardrobes as well as bay windows adding to the floorspace and natural light. The third bedroom is well-proportioned with space for a single bed and furniture. Servicing the bedrooms is a contemporary three-piece suite family bathroom with over-head shower. Externally, the garden is simply stunning, Raeburn Avenue is renowned for it's grand gardens and this does not disappoint. Patio space surrounds the property offering year-round utility and access to the garage, but the majority of the garden offers manicured lawn. The front of the property hosts a small lawn and a driveway that's been widened by the current owners for ease.

Agents Note

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.

welcome to

Raeburn Avenue, Eastham Wirral

- Three-bedroom semi-detached house
- Perfect family home near to reputable schools
- Huge rear garden, private and sunny
- Immaculate throughout
- Spacious driveway

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

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/BEB110951



Property Ref:
BEB110951 - 0002

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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