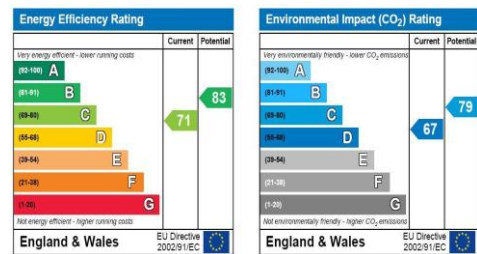


«Floorplan1»



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Woodfield Road, Bebington, Wirral, CH63 3DX

Link Detached House | Four Bedroom Accommodation | Three Reception Rooms | Much Work Required
Established Residential Area | Off Road Parking | Garage & Gardens | EPC Rating: C

Asking Price: £225,000

Hunters 240B Telegraph Road, Heswall, Wirral, CH60 7SG | 0151 342 2444
heswall@hunters.com | www.hunters.com

VAT Reg. No 267 6353 73 | Registered No: 10665242 | Registered Office: 240B, Telegraph Road, Heswall, Wirral, CH60 7SG
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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Woodfield Road, Bebington, Wirral, CH63 3DX

Hunters are offering this detached house in need of improvement. Accommodation comprises hall, ground floor WC, inner dining hall, lounge, sitting room and kitchen with utility. Staircase to first floor leads to landing with cupboard, master bedroom with ensuite shower room, three further bedrooms and main house bathroom. Externally the property features driveway to single garage (conjoined to that of next door) as well as garden to rear. The agents cannot verify that local authority consents have been obtained with regard to modifications to this property.

ENTRANCE

Front entrance door leads to:-

HALL

With ground floor WC.

INNER DINING HALL

3.35m (11' 0") x 3.78m (12' 5")

LOUNGE

5.87m (19' 3") x 3.56m (11' 8")

Window to front and patio door to rear.



SITTING ROOM

3.18m (10' 5") x 2.69m (8' 10")

Window to front.



KITCHEN

4.47m (14' 8") x 2.51m (8' 3")

Stainless steel sink unit and window to rear.

UTILITY ROOM

2.87m (9' 5") x 1.73m (5' 8")

Door to outside and internal access to garage.

FIRST FLOOR

Staircase leads via half landing to main first floor landing.

BEDROOM ONE

5.82m (19' 1") x 3.56m (11' 8")

Window to front and rear.



ENSUITE SHOWER ROOM

BEDROOM TWO

3.35m (11' 0") to back of wardrobes x 2.59m (8' 6")

Window to rear.



BEDROOM THREE

4.52m (14' 10") to back of wardrobe x 2.54m (8' 4")

Window to rear.



BEDROOM FOUR

3.18m (10' 5") x 2.69m (8' 10")

Window to front.



OUTSIDE

Pathway to front door with single width driveway leading to single garage (conjoined to that of next door) and garden area to rear.



OPENING HOURS

Monday 9.00 – 5.30
Tuesday 9.00 – 5.30
Wednesday 9.00 – 5.30
Thursday 9.00 – 5.30
Friday 9.00 – 5.30
Saturday 9.00 – 4.00
Sunday closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.