The Woodlands
Wirral
Merseyside
CH49 6NQ

Offers In Excess Of £260,000

bettermove

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Wirral

Bettermove are proud to present this 3 bedroom semi-detached house in Wirral.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Wirral, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A551, M53 and many local bus routes.
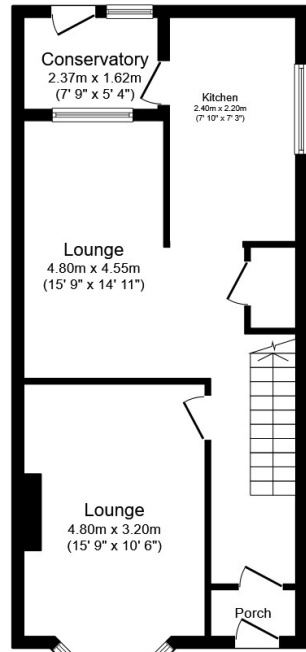
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.
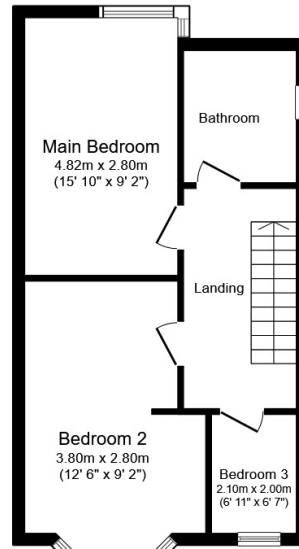
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

Ground Floor

Conservatory
2.37m x 1.62m
(7' 9" x 5' 4")

Kitchen
2.40m x 2.20m
(7' 10" x 7' 3")

Lounge
4.80m x 4.55m
(15' 9" x 14' 11")

Lounge
4.80m x 3.20m
(15' 9" x 10' 6")

Porch

First Floor

Bathroom

Main Bedroom
4.82m x 2.80m
(15' 10" x 9' 2")

Landing

Bedroom 2
3.80m x 2.80m
(12' 6" x 9' 2")

Bedroom 3
2.10m x 2.00m
(6' 11" x 6' 7")

Ground Floor   # First Floor

Total floor area 96.1 m² (1,035 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.focalagent.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		83
(69-80) **C**		
(55-68) **D**	60	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC