



**Coleman Drive, Wirral CH49 3AJ**



**welcome to**

## **Coleman Drive, Wirral**

This wonderful modern detached home is beautifully presented and ready for you to move into!

Situated in a cul-de-sac location a short walk from Greasby village and bus routes to West Kirby, this is a sought after location.



## Property Description

The property has an entrance porch which leads into the main lounge area which is bright and well presented with a staircase to the first floor. The dining area is located to the rear with a large patio door overlooking the rear garden and open to the lounge area. The kitchen has a range of base and wall units with access door to the rear garden.

Upstairs, the lovely presentation continues through the three bedrooms and the modern family bathroom.

The property has gardens to front & rear plus a driveway and garage.

Early viewing of this home is recommended to fully appreciate.

**"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."**

### Entrance Porch Lounge

20' x 10' 10" ( 6.10m x 3.30m )

### Dining room

12' 10" x 7' 10" ( 3.91m x 2.39m )

### Kitchen

11' x 8' ( 3.35m x 2.44m )

### Landing

### Bedroom One

14' 4" x 11' 3" ( 4.37m x 3.43m )

### Bedroom Two

11' 3" x 7' 7" ( 3.43m x 2.31m )

### Bedroom Three

11' 3" x 8' 9" ( 3.43m x 2.67m )



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## Coleman Drive, Wirral

- Modern detached home
- Three bedrooms
- Beautiful lounge open to dining area
- Modern Kitchen & Bathroom
- Gardens to front and rear

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£320,000**



Ground Floor



First Floor

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRE106122 - 0004

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jones & chapman



**0151 677 9473**



[Greasby@jonesandchapman.co.uk](mailto:Greasby@jonesandchapman.co.uk)



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**