



Selbourne Close, Wirral CH49 8JW

welcome to

Selbourne Close, Wirral

Perfect property for a first-time buyer or investor this three bedroomed modern property is offered with no chain. Current 50% ownership, however being sold with 100% ownership which will be completed during the property transaction.

Call us to arrange a viewing.



Property Description

The property has a front entrance door which leads directly into the living room to the front. the living is across the front of the house and has stairs leading to the first floor.

The dining room is situated to the rear with an access door to the rear garden and open area to the kitchen. The Kitchen is in need of modernisation and currently has a range of base and wall units.

Upstairs the property has three bedrooms with a large double bedroom across the front and a 3pc bathroom.

Outside the property benefits front a lawned front garden with driveway to the side and a lawned rear garden with flower borders.

Viewing of the property is by appointment only.

"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"

Living Room

13' 11" x 13' (4.24m x 3.96m)

Dining Area

10' 6" x 7' 6" (3.20m x 2.29m)

Kitchen

10' 6" x 6' 1" (3.20m x 1.85m)

Bedroom One

14' x 8' 8" (4.27m x 2.64m)

Bedroom Two

9' 7" x 6' 9" (2.92m x 2.06m)

Bedroom Three

7' x 6' 6" (2.13m x 1.98m)

Bathroom



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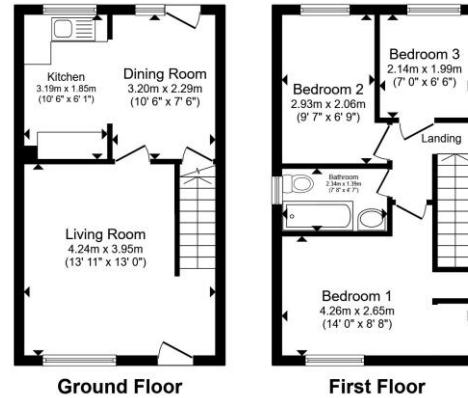
- Modern End terraced home
- Lounge & Dining Area
- Three bedrooms
- Kitchen needing modernisation
- Bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 06 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 63.9 m² (688 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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£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106566 - 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.

jones & chapman



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