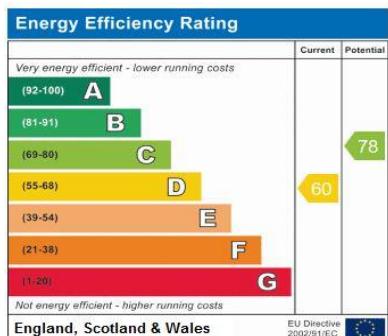
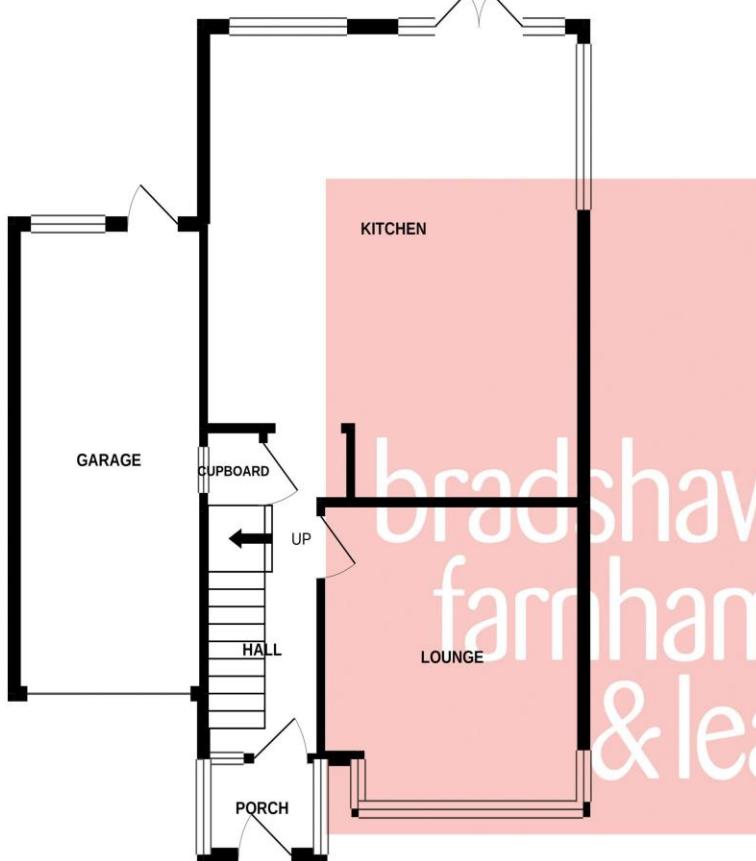


Explore the property...

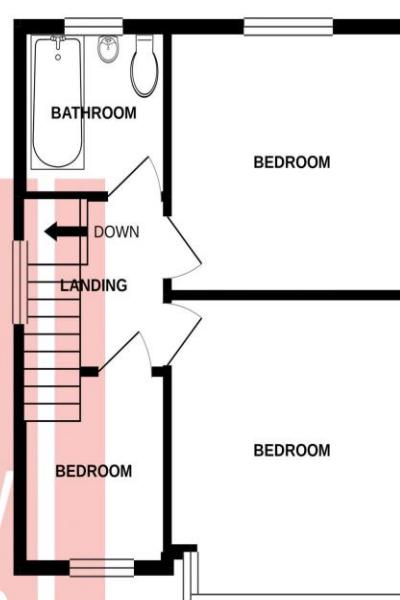
EPC & Floor Plans



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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## About the property...

Set within a pleasant and popular residential crescent location. This lovely three bedroom semi detached home is just perfect for a growing family and shouldn't be missed! Situated close to the local shops in Meols, also a great base to access the popular amenities in West Kirby and Moreton. Near to Meols train station, frequent bus routes and excellent local schooling. Interior: inviting hallway, living room, open plan kitchen/diner and sitting room. Off the first floor landing there are the three bedrooms and a family bathroom. Outside you will find a front garden/driveway and garage along with a good sized sunny rear garden with open countryside views. viewing highly recommended to appreciate all this wonderful home has to offer.

## About the location...

From the Agents office head west on The Crescent toward Banks Road and turn right onto Grange Road. Turn left and take Saughall Massie Road to Heron Road turning left at the roundabout and continue on Heron Road and turn into Bispham Drive.



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