



Litcham Close, Wirral, Merseyside. CH49

£165,000



26 Whitby Road, Ellesmere Port, Merseyside.
Liverpool. CH65 8AE
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whiteheather
ESTATE AGENTS



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Normal
£165,000

Ideal for first time buyers, property is a credit to current owners who have kept it to the highest of standards and as an outcome the property is ready to move straight into.



Living Room (16' 02" x 12' 01") or (4.93m x 3.68m)

A cosy living area with Gas fireplace, benefits of upvc double glazing , single radiator it also benefits of a staircase as the focal point of the room which adds charm and character

Kitchen (59' 5" x 39' 8") or (18.10m x 12.10m)

A modern Kitchen with 4 base units and 3 pull out units offers ample storage for kitchen essentials. The 6 wall mounted units provide additional storage while maintaining a sleek and streamlined look, The tiled flooring not only adds a contemporary touch but also offers durability and easy maintenance. Kitchen also benefits from UPVC double glazing and and extractor fan

Conservatory (70' 6" x 34' 5") or (21.50m x 10.50m)

This Conservatory with double glazing, tiled flooring, various power points combines comfort, style and practicality creating a versatile and inviting space for relaxation or entertainment

Bedroom 1 (40' 0" x 28' 3") or (12.20m x 8.60m)

This bedroom with built in wardrobes, carpet flooring, radiator and UPVC double glazing combines functionally with comfort creating a peaceful inviting space

Bathroom 2 (12' 01" x 8' 02") or (3.68m x 2.49m)

Bedroom 2 also offers a comfort feel with built in wardrobes, carpet flooring, radiator, UPVC double glazing with the added benefit of loft access for extra storage requirements


Bathroom (24' 3" x 14' 1") or (7.40m x 4.30m)

This bathroom with a white bathroom suite, tiled flooring, over bath electric shower, wash basin in situ and ladder style radiator offers a harmonious blend of functionality and style

Rear Garden

Sunny Rear Garden not directly overlooked, A grassed area that adds a touch of greenery and natural beauty to the garden,also includes a patio area for sitting creating a cosy outdoor space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.
 Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.