



Chetwynd Close, Oxtun

£400,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this delightful and spacious semi-detached family home, perfectly designed for modern living. As you step through the front door, you're greeted the entrance hallway leading to a convenient downstairs WC and a cosy sitting room, the perfect spot to relax after a long day. The heart of the home is the stunning open plan kitchen, dining, and lounge area, ideal for entertaining or enjoying family time. With sleek bi-fold doors opening out onto a southerly facing garden, you can enjoy indoor-outdoor living all year round. A separate utility room keeps laundry and storage neatly tucked away.

To the first floor you will find four well proportioned bedrooms, with the fourth bedroom currently used as a walk-in wardrobe. The main bedroom boasts its own en-suite, while a stylish family bathroom serves the remaining rooms. Outside, the garden enjoys plenty of sunshine and is perfect for both play and relaxation. The property also comes with two allocated parking spaces for added convenience. Situated in a sought after location just off Wexford Road, the property is within easy reach of local shops, schools and amenities. Freehold. Council tax band A.



Hallway

6'5" (1.96m) x 12'1" (3.68m)

Downstairs WC

6'5" (1.96m) x 2'6" (0.76m)

Sitting Room

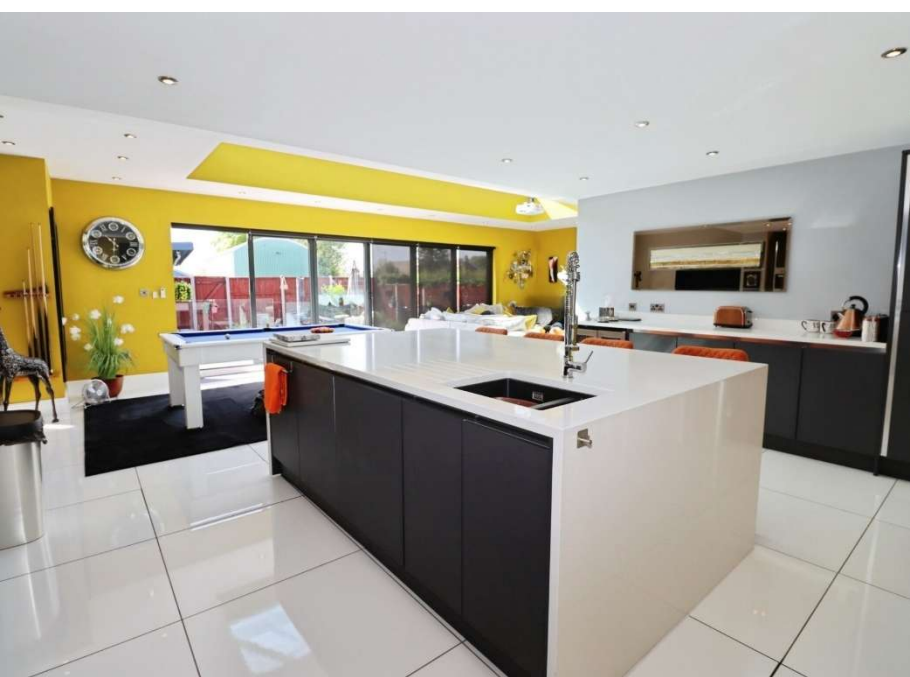
17'3" (5.26m) x 14'9" (4.5m) Max

Open Plan Kitchen Family Room

23'6" (7.16m) Max x 33'4" (10.16m) Max

Utility Room

6'5" (1.96m) x 7'3" (2.21m)



Bedroom One

10'11" (3.33m) x 11'7" (3.53m)

En-Suite

3'9" (1.14m) x 7'1" (2.16m)

Bedroom Two

9'2" (2.79m) Max x 12'1" (3.68m)

Bedroom Three

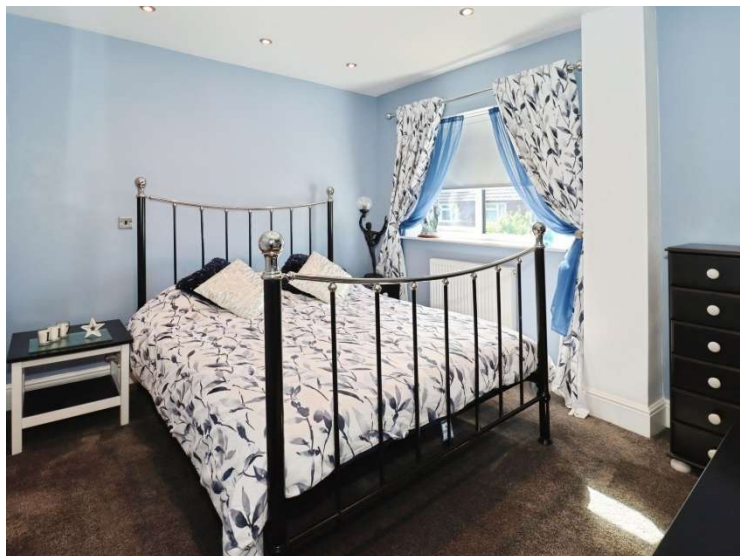
7'11" (2.41m) x 9'9" (2.97m)

Bedroom Four

7'8" (2.34m) x 8'9" (2.67m)

Bathroom

6'0" (1.83m) Max x 5'3" (1.6m)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, corridors, stairs 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 not 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.
Made with Metreplan 10.000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C	77	84
(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	

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.