



Wirral Way, Upton

£250,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this spacious four-bedroom semi-detached home, ideally located in a sought-after residential area – perfect for a growing family looking to make their mark and add value over time. Offered with no onward chain, this property provides a fantastic opportunity for those eager to renovate and create their dream home. While already benefitting from uPVC double glazing and a combi gas central heating system, the property is ready for a full refurbishment, allowing you to tailor the space exactly to your taste. The ground floor features a welcoming porch and hallway, a bright lounge, a separate sitting room, and a kitchen breakfast room – offering a flexible layout for modern family life. Upstairs, you'll find four well-proportioned bedrooms and a three-piece bathroom. Externally, there's off-road parking via the front driveway, which leads to a garage. A covered utility area sits to the side, and at the rear, you'll enjoy a generous garden – a great space for children to play or for relaxing in warmer months. Situated within walking distance of local shops, well-regarded schools, and Upton train station, this home combines convenience with potential. If you're looking for a property to truly make your own, this could be the perfect place to start your next chapter. Council tax band C. Freehold.



Porch

5'7" (1.7m) x 4'4" (1.32m)

Hallway

14'2" (4.32m) x 6'7" (2.01m)

Lounge

13'1" (3.99m) Into Bay x 12'1" (3.68m)

Sitting Room

13'2" (4.01m) x 11'2" (3.4m)

Kitchen

16'0" (4.88m) x 8'10" (2.69m)

Utility Area

24'5" (7.44m) x 6'3" (1.91m)



Bedroom One

13'8" (4.17m) Into Bay x 11'11" (3.63m) Into Wardrobe Recess

Bedroom Two

13'3" (4.04m) x 11'1" (3.38m)

Bedroom Three

6'10" (2.08m) x 6'5" (1.96m)

Bedroom Four

10'8" (3.25m) x 7'9" (2.36m) Into Wardrobe Recess

Bathroom

7'1" (2.16m) x 7'4" (2.24m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, surveys and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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