



29 Barrington Road
Wallasey, Wirral, CH44 9BP

Offers Over £130,000

Property Features

- Three Bedroom Semi Detached Home
- Open Plan Living/Dining/Kitchen
- Council Tax Band A
- EPC Rating TBC

Full Description



With the bonus of being sold with no chain; this lovely semi-detached residence boasts three bedrooms, beautiful original features and sunny rear garden. Although it's in need of some cosmetic upgrading, it gives you the perfect opportunity to put your own stamp on! Situated in a convenient area being just a short walk to the shops available in Poulton, also not far from the shops/amenities available in Liscard too. Well placed for local schooling, a short stroll to both Central Park and the beach, being perfect for an evening walk with views across the River Mersey. Good base for commuters as just a short drive to Kingsway tunnel and M53 motorway, along with good bus routes. Interior: hallway, living room, dining area and kitchen on the ground floor. Off the first floor landing there are the three bedrooms and bathroom. Complete with gas central heating system and uPVC triple glazing. Exterior: sunny rear courtyard garden. Don't delay in arranging your viewing!

ENTRANCE & HALLWAY

Part glazed composite entrance door with glazing above and to the side that brings added light into the inviting hallway, perfect for greeting guests with coved ceiling, picture rail and meter cupboard. Handy understairs storage area, to store coats and bags. Laminate flooring and doors into:



FURTHER VIEW



DINING AREA

12' 11" x 12' 04" (3.94m x 3.76m) A great open plan area, flowing through to both the kitchen and living room, make it great for dinner parties and to enjoy mealtimes together as a family. Having a breakfast bar, covered ceiling and picture rail. Ceiling light fan, uPVC triple glazed window to the rear aspect and laminate flooring.



FURTHER VIEW



LIVING ROOM

13' 05" x 12' 04" (4.09m x 3.76m) A lovely room to relax in with natural light flowing in via the uPVC triple glazed bay window to the front aspect with stained glass style transoms that reflect in the light. Covered ceiling and picture rail. Electric fire set within a timber surround and ceiling light fan. Complete with laminate flooring.



FURTHER VIEW



KITCHEN

9' 2" x 5' 10" (2.79m x 1.78m) Matching range of fitted base and wall units with contrasting work surfaces and tiled splashbacks. Sink unit with drainer, inset four ring gas hob, and the oven below and space for under unit fridge freezer. uPVC stable style doors with outhouse/utility area with plumbing for washing machine. Tiled flooring.



FURTHER VIEW



LANDING

Stairs leading up to the first floor landing with doors off to:



FURTHER VIEW



FURTHER VIEW



BEDROOM ONE

15' 02" x 11' 04" (4.62m x 3.45m) uPVC double glazed bay window to the front aspect with stained glass style transoms that reflect in the light. Picture rail and coved ceiling. Feature fireplace and central heating radiator. Oak laminate flooring.



FURTHER VIEW



BEDROOM TWO

11' 01" x 12' 05" (3.38m x 3.78m) uPVC double glazed window to the rear aspect, picture rail, and coved ceiling. Original cast iron fireplace, cupboard housing the Worcester boiler and central heating radiator.



FURTHER VIEW



BEDROOM THREE

9' 07" x 7' 0" (2.92m x 2.13m) uPVC double glazed window to the front aspect with stained glass style transoms that reflect in the light. Central heating radiator and laminate flooring.



BATHROOM

Frosted uPVC double glazed window to rear elevation. Suite comprising shaped panel bath with shower rinse attachment and screen, low level WC and pedestal wash basin. Loft access hatch to boarded loft, central heating radiator and fully tiled walls and floor.



FURTHER VIEW



REAR EXTERIOR

What a good sized and sunny rear courtyard garden; having a North-Westerly aspect it is ideal for relaxing in over those sunnier months and enjoying barbecues together. Handy brick built outhouse with plumbing for washing machine (some refurbishment required), and side access gate.



FURTHER VIEW



LOCATION


Barrington Road is a turning off Sunbury Road, just off Poulton Road, approx. 1.2 miles driving distance from our Liscard office.

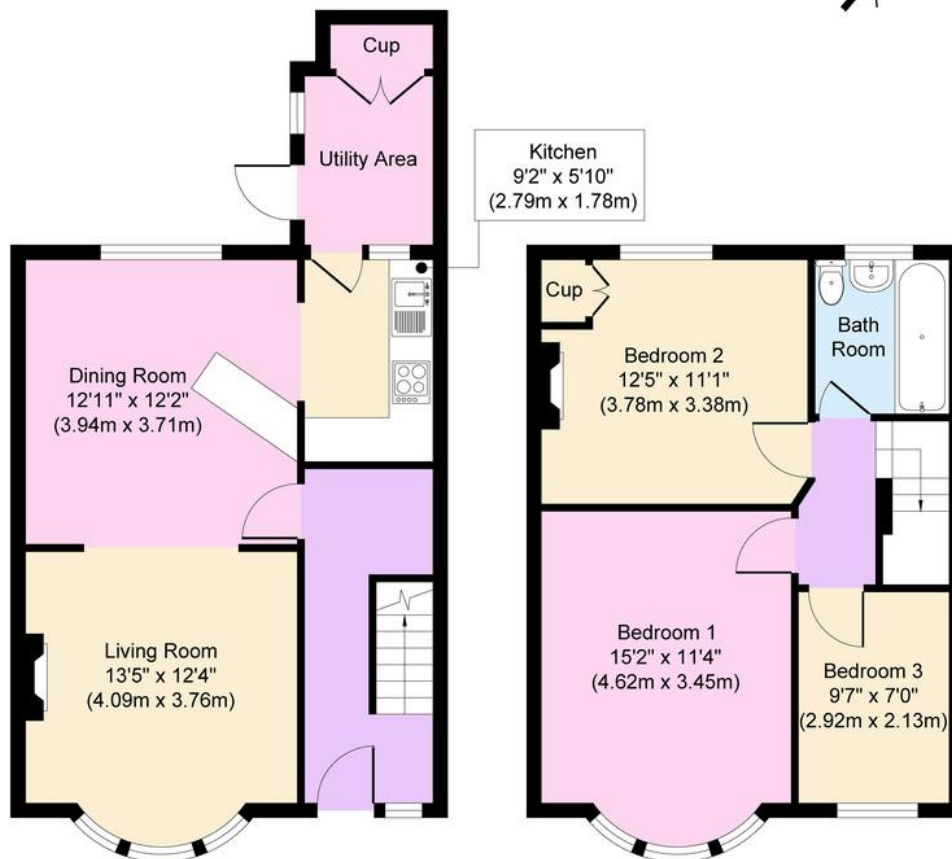
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Measurements, areas and distances provided are an approximate only. They are for general guidance and should not be relied upon for furnishings, flooring or any other outstand.

The chosen photographs only illustrate perspectives of the properties interior and exterior as they appeared at the time they were taken.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



Ground Floor
Approximate Floor Area
527 sq. ft
(48.95 sq. m)

First Floor
Approximate Floor Area
467 sq. ft
(43.38 sq. m)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements