



12 Hamlet Road
Wallasey, Wirral, CH45 6UT

£339,950

Property Features

- Four Bedroom Semi Detached Home
- Beautifully Decorated Throughout
- EPC Rating D
- Council Tax Band C
- Fantastic Open Plan Living/Dining/Kitchen



Full Description

Wow! What a stunning family home! With that 'drop in your furniture' feel this beautiful four bedroom home has been much improved throughout; having a mix of original features with modern upgrades including bi-fold doors from the open plan kitchen into the sunny south westerly facing garden. Also benefiting from a downstairs WC, stylish bathroom and utility room it really has everything a growing family needs! Situated in a great location only a short distance from the amenities in both Liscard and Wallasey Village including frequent public transport services and a good range of local shops. Well placed for great schooling and also just a short drive to convenient commuter links. Interior: vestibule, hallway, WC, living room, open plan entertaining area and kitchen plus utility room on the ground floor. Off the first floor landing there are the four bedrooms and bathroom. Exterior: lovely rear garden space. Be quick not to miss out; a must see!

ENTRANCE AND VESTIBULE

Pleasant approach through the well-kept front garden with pathway leading towards the open canopy porch covering an original part glazed door with glazing above and to the side bringing light into the vestibule. Beautiful original tiled floor, coved ceiling, picture rail and dado rail. Inner glazed door with surrounding glazing opens into the reception hallway.



HALLWAY

Spacious and inviting reception hallway with original window to the front, coved ceiling and picture rail. Meter cupboard and central heating radiator. Original stripped and treated floor boards and doors into:



WC

Handy addition to this home with uPVC double glazed window to side elevation, central heating radiator and handy coat hanging space. Low level WC, and wash basin within a storage unit and oak effect floor.



LIVING ROOM

16' 8" x 13' 11" (5.08m x 4.24m) Lovely room to relax in with uPVC double glazed bay window to front elevation. Panelled walls, central heating radiator, coal effect gas fire within a timber surround and television point. Stripped and treated floorboards.



FURTHER VIEW



OPEN PLAN SITTING/DINING/KITCHEN

21' 9" x 14' 5" (6.63m x 4.39m) This really is the hub of the house for sure! Great for entertaining friends and enjoying time together as a family, with large bi-folding doors allowing you to spill out into the garden patio area. Cosy up in front of the log burner fire over those colder months. Tiled flooring flows into the kitchen area which is separated by a breakfast bar. Tastefully refitted kitchen with a range of base and wall units with contrasting work surfaces and tiled splashbacks. Sink and drainer with flexi rinse tap set by a uPVC double glazed window to the rear. Inset five ring gas hob with two ovens/grills below. Door into the utility room:



FURTHER VIEW



FURTHER VIEW



FURTHER VIEW



UTILITY ROOM

7' 3" x 7' 1" (2.21m x 2.16m) Great addition to keep your washing out of the kitchen with sink unit and storage below plus drawers. Space for washing machine and tumble dryer. Tiled floor and uPVC double glazed window and door into garden.

LANDING

Turned and carpeted staircase leading up to the spacious first floor landing with picture rail and original stripped and treated doors into:



BEDROOM ONE

14' 2" x 13' 11" (4.32m x 4.24m) uPVC double glazed bay window to the front aspect, central heating radiator and picture rail. Stripped and treated floorboards.



FURTHER VIEW



BEDROOM TWO

13' 9" x 11' 5" (4.19m x 3.48m) uPVC double glazed window the rear aspect overlooking the garden. Central heating radiator, picture rail, television point and unit and original cast iron fireplace.



FURTHER VIEW



BEDROOM THREE

10' 11" x 9' 11" (3.33m x 3.02m) uPVC double glazed window the rear aspect overlooking the garden, central heating radiator and picture rail. Fitted storage unit and original cast iron fireplace.



FURTHER VIEW



BEDROOM FOUR

11' 10" x 7' 6" (3.61m x 2.29m) Currently set as a dressing room with a range of storage. uPVC double glazed window the front aspect, central heating radiator and picture rail.



BATHROOM

uPVC double glazed frosted window to side elevation, tiled walls and tiled floor. Suite comprising shaped panel bath with shower and screen, glass wash basin and WC both set within a unit. Ladder radiator, extractor fan and inset ceiling spotlights. Loft access hatch.



REAR EXTERIOR

A lovely sunny space to sit out and relax in, with a nice outlook onto the long neighbouring gardens. Easy to maintain being paved with Indian sandstone; ideal for sun loungers and table sets for alfresco dining. Brick built outhouse which would be great converted into a home office or bar. Side access gate and outside water tap. A real sun trap!



FURTHER VIEW



LOCATION

Hamlet Road is a turning off Gerard Road approx. 0.9 miles driving distance from our Liscard office.

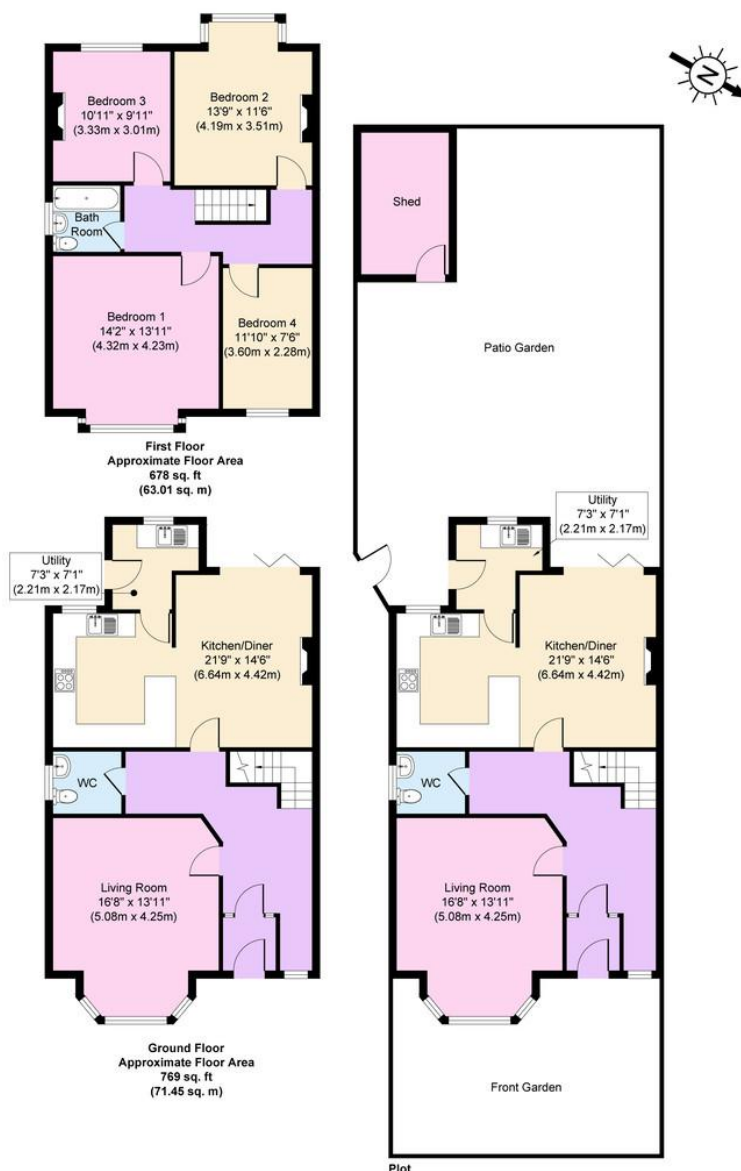
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The chosen photographs only illustrate perspectives of the properties interior and exterior as they appeared at the time they were taken.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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