



118 Grove Road
Wallasey, Wirral, CH45 0JE

£465,000

Property Features

- Commanding Detached Home
- Four Bedrooms
- EPC Rating E
- Council Tax Band E
- Gardens, Driveway &

Full Description



Built in 1912, this spacious residence is a place to create memories over many years to come, and more importantly a place to call home! This substantial four-bedroom detached family home has a real warm and inviting feel from the moment you walk through the door. The current owners have really looked after it over the years and although they have made tasteful upgrades, they have retained the beautiful original features that really give it its character. Sitting proud in a much sought-after location being well placed for local amenities, a range of transport links and very popular schooling. Interior: vestibule, reception hall, WC, living room, study, dining room, kitchen and utility on the ground floor. Upstairs there are the four bedrooms, dressing room, WC and bathroom. Exterior: set on the corner of Beresford Road and Grove Road, meaning it has front, side and rear outdoor space including a drive and garage. It simply must be seen to get a true feel for what's on offer.

ENTRANCE & VESTIBULE

A lovely approach to this wonderful home! Double opening uPVC double glazed doors open into the good-sized vestibule with two original glazing patterns set within the uPVC double glazed windows. Dado rail, picture rail and tiled flooring. This is a great space for storing shoes and umbrellas etc. Inner beautiful original door and frame with stained glass windows into an inviting hallway.



HALLWAY

An ideal space for welcoming guests with dado rail, picture rail and coved ceiling. Under stairs cupboard, telephone/internet point and central heating radiator. Original stripped and treated doors into each room.



DOWNSTAIRS WC

uPVC double glazed frosted window to side elevation. Low level WC and wash basin set within a handy storage unit, plus an additional unit to the side which houses the electric meter. Central heating radiator.



LIVING ROOM

17' 9" x 14' 3" (5.42m x 4.34m) uPVC double glazed bay window to front elevation with a lovely aspect to the front garden. Picture rail, television point, two central heating radiators and a beautiful covered ceiling. Floating coal effect gas fire set within a marble hearth.



STUDY/SNUG

14' 7" x 10' 5" (4.44m x 3.18m) uPVC double glazed square bay window to front elevation with fitted blinds. Picture rail, coved ceiling and central heating radiator. Feature fireplace set within the Inglenook with original glazing patterns set within the uPVC double glazed windows to either side.



DINING ROOM

16' 0" x 12' 11" (4.88m x 3.94m) Great space for meal times as adjoining to the kitchen. uPVC double glazed window to side elevation. Plate shelving, wood panelling, coved ceiling, television point and central heating radiator. Beautiful high line fire surround with gas coal effect fire and tiled back and hearth. Opening into the kitchen.



KITCHEN

12' 10" x 8' 9" (3.91m x 2.67m) Matching range of base and wall units with work surfaces and tiled splash backs including a breakfast bar. Inset four ring gas hob with extractor above. Oven and grill set within a tall unit with space for fridge freezer to the side. Double sink and drainer with mixer tap over, this sits below a uPVC double glazed rear window. Feature open beam ceiling, tile effect flooring and a part glazed door into the utility room.



FURTHER VIEW



UTILITY ROOM

7' 11" x 7' 8" (2.41m x 2.34m) uPVC double glazed window to rear elevation. A handy room for a large family house. Fitted larder cupboards, work surface with space below for washing machine, dryer and under unit fridge/freezer (there is two lots of plumbing available for a dishwasher and washing machine if required). Tile effect flooring flowing from the kitchen and through into the rear hall area with handy storage rail, uPVC double glazed door into the garden and door into the boiler room.



BOILER ROOM

uPVC double glazed window to side elevation. Wall mounted Vaillant boiler, shelving and quarry tiled flooring. Gas Meter.



LANDING

Carpeted staircase leading upwards to the good-sized landing which begins with a pleasant area to sit in by the uPVC double glazed bay window which offers a nice view of the green over the road, especially enjoying the morning sun. Dado rail, picture rail and coved ceiling. Airing cupboard, central heating radiator. Original stripped and treated doors into each room.



BEDROOM ONE

17' 11" x 13' 3" (5.46m x 4.04m) uPVC double glazed bay window to front elevation that over the winter months offers views between the trees towards the sea. Picture rail, coved ceiling and television point. Central heating radiator and substantial range of fitted bedroom furniture.



BEDROOM TWO

13' 7" x 13' 7" (4.15m x 4.14m) uPVC double glazed window to side elevation. Picture rail, coved ceiling and television point. Central heating radiator and fitted wardrobes with sliding doors. Door into the walk-in wardrobe room with uPVC double glazed side window and handy wardrobe storage.



WARDROBE ROOM



BEDROOM THREE

11' 3" x 9' 10" (3.43m x 3.0m) uPVC double glazed windows to front and side elevations. Picture rail, covered ceiling, television point and central heating radiator.



BEDROOM FOUR

12' 9" x 9' 3" (3.89m x 2.82m) uPVC double glazed window to rear elevation. Picture rail, covered ceiling, television point and central heating radiator. Door into the dressing room.



DRESSING ROOM

12' 6" x 7' 9" (3.81m x 2.36m) This room could be used as a dressing room, home office or even as a nursery off Bedroom Four. uPVC double glazed window. Handy floor to ceiling fitted wardrobe storage, central heating radiator and parquet effect vinyl flooring.



WC

uPVC double glazed frosted window to side elevation. Low level WC, part tiled walls and vinyl flooring.



BATHROOM

uPVC double glazed frosted window to side elevation. Suite comprising corner panel bath with electric shower and Heritage style taps and rinse attachment, along with a pedestal wash basin with wall mounted mirror. Fitted storage unit, ladder style radiator and ceiling spotlights. Tiled walls and vinyl flooring.



FRONT AND SIDE EXTERIOR

Inviting entrance onto the front driveway that flows past the lawned gardens on both sides with well stocked borders, mature trees and a sun dial. The driveway continues past the side of the house towards a turning area. The driveway can fit multiple vehicles on and even a motorhome or caravan should you wish. At the rear of the driveway, there is access to the garage with up and over door. Gate into the rear courtyard style South West facing garden area.



REAR EXTERIOR

Sunny South West facing rear garden area which is paved for ease of maintenance giving a real private courtyard feel. Ideal for casual seating to relax in with a good book and also dining sets so you can host friends and family over the sunnier months. Access to the garden, outside WC and outhouse storage. It really is a nice place to be.



GARAGE

A great addition with an up and over door. Two windows to side elevation and door into the garden. Power, lighting and inspection pit.



LOCATION

Grove Road can be found off Rolleston Drive approx. 1.0 miles driving distance from our Liscard office.

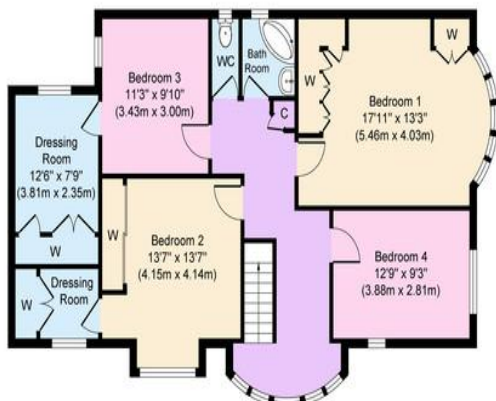
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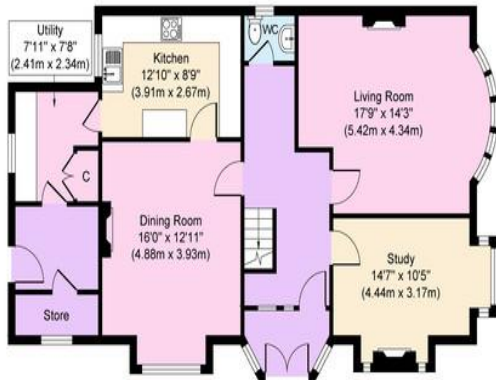
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The chosen photographs only illustrate perspectives of the properties interior and exterior as they appeared at the time they were taken.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor
Approximate Floor Area
983 sq. ft
(91.30 sq. m)



Ground Floor
Approximate Floor Area
985 sq. ft
(91.50 sq. m)



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