



**90 St. Georges Road**  
Wallasey, Wirral, CH45 6TX

**£299,950**

# Property Features

---

- Five Bedroom Semi Detached
- Beautifully Presented Throughout
- Council Tax Band D
- EPC Rating D



## Full Description

---

Sitting proud on a corner plot, set over three floors, this spacious five-bedroom family home is beautifully presented and upgraded throughout. This wonderful semi-detached residence boasts a kitchen diner, driveway, garage and downstairs WC making it a perfect home for a growing family. Being in a much sought after location in the hub of Wallasey Village next to the bowling green, this property is near to a range of local shops and amenities including superb local schooling, frequent transport links and is also a good base for commuting as close to the Liverpool tunnel and M53 motorway. Interior: vestibule, hallway, living room, sitting room and dining kitchen, on the ground floor. Off the first-floor landing there are the four bedrooms and shower room with a further fifth bedroom on the second floor. Complete with gas central heating system and uPVC double glazing. Exterior: gardens to the front and rear, driveway and garage. We highly recommend organising a viewing!

### ENTRANCE AND VESTIBULE

Pleasant approach through the front garden with a paved pathway guiding the way to the uPVC double opening doors, with welcome home light, opening into the handy vestibule area with tiled floor. uPVC inner door with side glazing opens into the hallway:



### HALLWAY

Spacious and inviting hallway great for greeting guests. Central heating radiator, meter cupboard and picture rail. Handy understairs storage area, oak laminate flooring and doors into:



## FURTHER VIEW

### WC

A handy addition to the family home with frosted uPVC double glazed window to the side aspect, low level WC and a floating wash basin. Central heating radiator and oak laminate flooring.

### LIVING ROOM

15' 08" x 12' 06" (4.78m x 3.81m) uPVC double glazed bay window to the front aspect, electric feature fire within a timber surround and two central heating radiators. Television point, coved ceiling and picture rail. Complete with laminate flooring.

### SITTING ROOM

15' 08" x 11' 03" (4.78m x 3.43m) uPVC double glazed window to the rear aspect, central heating radiator and oak laminate floor. Feature electric fire with marble back and hearth and a marble surround too.



## DINING KITCHEN

20' 09" x 9' 07" (6.32m x 2.92m) A good sized kitchen diner with well planned kitchen and space for a good sized dining table, having uPVC double glazed windows to both the side and rear aspect. A range of matching base and wall units with contrasting work surfaces and tiled splashbacks. Sink and drainer with mixer tap, inset four ring gas hob with oven/grill below and extractor fan above. Integrated fridge freezer and space and plumbing for washing machine and dishwasher. Telephone/internet point, central heating radiator and cupboard housing the combi boiler. Vinyl flooring and uPVC door into the garden.



## FURTHER VIEW



## FURTHER VIEW



## LANDING

Carpeted stairs up to the first-floor landing area with airing cupboard and stairs to second floor. Doors into:



**BEDROOM ONE**

15' 06" x 12' 11" (4.72m x 3.94m) uPVC double glazed bay window to the front aspect, picture rail and central heating radiator. Television point. Original style fireplace with tiled bath and hearth.

**BEDROOM TWO**

15' 04" x 10' 11" (4.67m x 3.33m) uPVC double glazed window to the rear aspect overlooking the garden, picture rail and central heating radiator.

**BEDROOM THREE**

10' 06" x 9' 04" (3.2m x 2.84m) uPVC double glazed window to the rear aspect, picture rail and central heating radiator. Complete with laminate flooring.

**BEDROOM FOUR**

8' 02" x 7' 06" (2.49m x 2.29m) uPVC double glazed picture bay window to the front aspect, picture rail and central heating radiator.



### **SHOWER ROOM**

Two frosted uPVC double glazed windows to the side aspect, easy-clean panelled walls and vinyl floor. Suite comprising corner shower cubicle, low level WC and pedestal wash basin. Ladder radiator.



### **LANDING**

Stairs from the first floor landing continue up to the second floor with Velux window and door into:



### **BEDROOM FIVE**

16' 09" x 15' 10" (5.11m x 4.83m) Spacious bedroom with two Velux windows and further uPVC double glazed window to the side allowing plenty of light into the room. Handy storage available in eaves.



### **EXTERIOR**

Pleasant gardens to both the front and rear of the property with the rear garden being great for summer get togethers with family and friends. Paved for ease of maintenance with a good sized raised composite decked area too, ideal for dining sets and seating arrangements. Outside water tap and access door into the garage.



**FURTHER VIEW**



**FURTHER VIEW**



**DRIVEWAY AND GARAGE**

A good sized driveway accessed on Studley Road, to the rear of the garden with access into the garage, having power and lighting along with door into the rear garden.



**LOCATION**

St George's Road can be found off Broadway approx. 0.8 miles driving distance from our Liscard office.

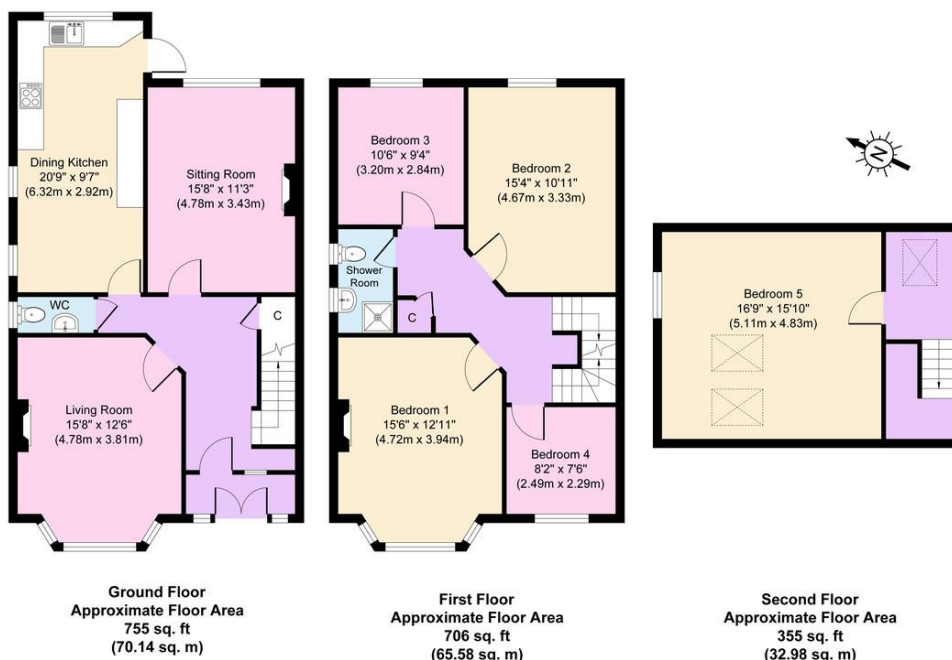
Property Misdescriptions Act 1991. For clarification, Harper & Woods Estate Agents wish to inform prospective purchasers that we have not tested any of the appliances or the heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

Any mention of appliances, equipment, fixtures, fittings or services unless specifically stated are not included in the sale of the property. We cannot verify that these are fit for purpose or in full working order, as they have not been tested by ourselves. You are advised to gain specialist independent reports if you have any hesitations.

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 outspend.

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)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 77        |
| (55-68)                                     | <b>D</b> | 60                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



Copyright V360 Ltd 2022 | www.houseviz.com



100 Wallasey Road  
Wallasey  
Merseyside  
CH44 2AE

www.harperandwoods.com  
sales@harperandwoods.com  
0151 639 3399

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