



Kingsway, Wallasey

£295,000

harper & woods  
estate agents



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This delightfully kept and much improved four-bedroom semi-detached home boasts a driveway, downstairs WC and a spacious sunny rear garden. It also benefits from immediate possession as it is being sold with no ongoing chain! Sitting in a popular location, only a short walk to the amenities in both Liscard and Wallasey Village including frequent transport links. Also, well placed for good local schooling, handy commuter links and walks with those four-legged friends at Belvidere Field. Interior: hallway, WC/utility, living room, sitting/dining room and breakfast kitchen to the ground floor. Upstairs are the four bedrooms and family bathroom. Complete with uPVC double glazing and gas central heating. Exterior: sunny and spacious rear garden set to a South Easterly facing aspect with front driveway . Be quick to view!





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## Hallway

Inviting and spacious hallway which is great for greeting guests. Window to the front and side aspect, meter cupboard and central heating radiator. Doors into:



## WC/Utility Room

Two frosted uPVC double glazed windows to the side aspect. WC, sink with unit and space for washing machine below. Wall mounted Valliant boiler and part tiled walls.



## Living Room

5.16m x 3.45m (16'11" x 11'4")

uPVC double glazed bay window to front elevation. Central heating radiator, coving and picture rail.

## Sitting/Dining Room

6.32m x 3.81m (20'9" x 12'6")

uPVC door and windows overlook the garden. Central heating radiator, coal effect fireplace and inglenook with shelving. Coving and picture rail.

## Kitchen/Breakfast Room

4.7m x 2.92m (15'5" x 9'7")

uPVC double doors to the rear with two uPVC double glazed windows to the side aspect. Base and wall units with contrasting work surfaces and tiled splashbacks. Composite sink and drainer with mixer tap, cooker point and space for dishwasher. Larder cupboard, central heating radiator and picture rail.



## Landing

Carpeted stairs to the first floor landing with skylight and loft access hatch. Doors into:

## Bedroom

5.28m x 3.84m (17'4" x 12'7")

uPVC double glazed bay window to front elevation with central heating radiator below. Picture rail and telephone point.

## Bedroom

4.34m x 3.81m (14'3" x 12'6")

uPVC double glazed window to the rear aspect overlooking the garden. Central heating radiator and picture rail.



## Bedroom

3.4m x 2.82m (11'2" x 9'3")

uPVC double glazed window to the rear aspect overlooking the garden. Central heating radiator and picture rail.

## Bedroom

3.35m x 2.72m (11'0" x 8'11")

uPVC double glazed window to the front aspect and original window to the side. Central heating radiator and picture rail.

## Shower Room

Two frosted uPVC double glazed windows to the side aspect, and tiled walls. Suite comprising corner shower cubicle, low level WC and pedestal wash basin. Ladder radiator and inset ceiling spotlights.





## Rear

A pleasant, good sized and sunny rear garden that enjoys the sun for most of the day and into the evening with its South Easterly aspect. Having paved patio, ideal for seating arrangements and dining sets; a lovely place to relax in or host summer BBQs with the family. Side access gate, timber shed and water tap.

## Location

Kingsway can be found off Belvidere Road, approx. 0.6 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

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