



107 Albion Street
New Brighton, Wirral, CH45 9JQ

Offers Over £190,000

Property Features

- Five Bed End Row Home
- Driveway and Rear Garden
- Council Tax Band B
- EPC Rating F



Full Description

Deceptively spacious this substantial five bedroom end row home set across three floors would be perfect for a growing family! Although in need of upgrading in parts, this home already benefits from a driveway to the front and sunny garden to the rear plus it is being sold with no chain. Located in New Brighton only a short distance to the promenade and surrounding amenities including those at the Marine Point development especially Morrisons supermarket and The Light Cinema. Well placed for frequent public transport links particularly New Brighton Merseyrail train station as it is only down the road. Interior: hallway, living room, sitting room, dining room, and kitchen with utility on the ground floor. Off the first floor landing there are two bedrooms and shower room, with two further bedrooms on the second floor and the final bedroom on the top floor. Exterior: South Easterly facing rear garden and a driveway to the front. Internal inspection is essential!

ENTRANCE & HALLWAY

Driveway to the front of the property with pathway leading to the part glazed hardwood entrance door, opening into the vestibule with coved ceiling. Inner part glazed door with surrounding glazing into a split level hallway. Doors into



FURTHER VIEW



LIVING ROOM

15' 08" x 13' 09" (4.78m x 4.19m) Bay sash window to the front aspect with Venetian blinds, picture rail and coved ceiling. Coal effect gas fire within a stone surround.



SITTING ROOM

13' 07" x 11' 06" (4.14m x 3.51m) Window to the rear aspect, central heating radiator and coved ceiling.



DINING ROOM

11' 09" x 11' 02" (3.58m x 3.4m) Window to the side aspect with fitted Venetian blinds. Central heating radiator, tiled fireplace and inset ceiling spotlights. Fitted storage, and laminate flooring. Door into the kitchen and arch into the utility room.



FURTHER VIEW



KITCHEN

11' 11" x 6' 05" (3.63m x 1.96m) Two windows to the rear aspect and side access door opening into the garden. Range of base and wall units with working sink, work surfaces and inset electric hob with oven below. Wall mounted Potterton boiler.



FURTHER VIEW



UTILITY ROOM

8' 01" x 4' 01" (2.46m x 1.24m) Sash window to the side aspect and space and plumbing for washing machine.



LANDING

Stairs to first floor landing with doors into:



REAR BEDROOM

11' 09" x 10' 03" (3.58m x 3.12m) Window to the rear aspect overlooking the garden.



SHOWER ROOM

Window to the side aspect. Suite comprising of shower cubicle, low level WC and pedestal wash basin.

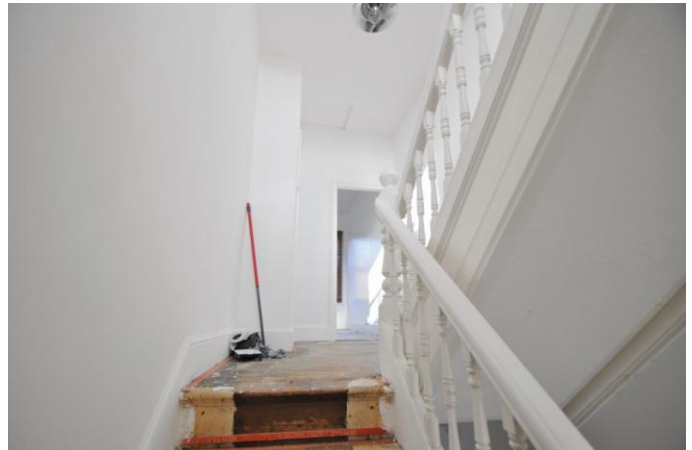


BEDROOM TWO

13' 6" x 11' 05" (4.11m x 3.48m) Window to the rear aspect with Venetian blinds, shelving in alcove and covered ceiling.

LANDING

Staircase lead up the second floor landing with doors into:



FRONT BEDROOM

13' 10" x 14' 0" (4.22m x 4.27m) Sash windows to the front with Venetian blinds and picture rail. Door into bedroom four/dressing room:



FRONT BEDROOM/DRESSING ROOM

10' 10" x 6' 04" (3.3m x 1.93m) Accessed from either the landing or the front bedroom, this bedroom could be utilised as a dressing area or it could be an ideal nursery too. Sash window to the front aspect with fitted Venetian blinds.



FURTHER VIEW



LANDING

Stairs lead up to the third floor landing with window to the rear aspect and doors into:



BEDROOM FIVE

14' 02" x 11' 01" (4.32m x 3.38m) A good sized bedroom with window to the rear aspect.



FRONT EXTERIOR

Set behind wrought iron gates is a handy driveway and pathway to the front entrance door.



REAR EXTERIOR

A sunny South Easterly facing rear garden; an ideal space to relax in after a long day at work. Lawned area, patio area and rear access gate.



FURTHER VIEW



LOCATION

Albion Street is located in the heart of New Brighton, approx. 1.5 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 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		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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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 and 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