



16 Ennerdale Road
Wallasey, Wirral, CH45 0LY

£425,000

Property Features

- Six Bedroom Detached
- Immaculately Kept
- Sought After Location
- Council Tax Rating D
- EPC Rating F



Full Description

This commanding six-bedroom detached residence is bursting with period character and original features throughout; it has been immaculately looked after by the current owners. You really do have to cross the threshold to see what this beautiful home has to offer. Situated in a prime residential area not far from the great range of amenities in New Brighton, Marine Point and the Victoria Quarter, as well as being a short walk to the promenade and New Brighton station. Also, a good base for commuting being close to the M53 motorway and Liverpool tunnel. Interior: porch, hallway, WC, entertaining lounge, sitting room, utility room and kitchen on the ground floor level. To the first floor there are four bedrooms, a bathroom and separate WC. The upper floor has two further bedrooms. Complete with gas central heating system and uPVC double glazing. Exterior: good sized rear garden and a well-maintained front garden also. Viewing is a must; contact our team today! EPC Rating F.

ENTRANCE & PORCH

Accessed via a part decorative hardwood front entrance door with glazing above into the porch. Original tile flooring with meter cupboard, dado rail and coved ceiling. Inner original part decorative glazed hardwood door into the hallway.



HALLWAY

An inviting and spacious reception hallway having a staircase leading up to the first floor. Dado rail, coved ceiling and telephone point. Radiator and oak laminate flooring. Doors off to the downstairs rooms.



DOWNSTAIRS WC

Frosted uPVC double glazed window to the side aspect. Close coupled WC and pedestal hand wash basin. Part tiled walls, storage cupboards housing the electric meter and oak laminate flooring.



ENTERTAINING LOUNGE

22' 0" x 17' 5" (6.71m x 5.31m) What a commanding lounge perfect for entertaining! uPVC double glazed bay window with inset down lights above and a further uPVC double glazed window both being to the front aspect. An original high line fireplace housing a living flame coal effect gas fire with marble back and hearth. Two radiators, picture rail, coved ceiling and television point. Oak laminate flooring flowing in from the hallway.



FURTHER VIEW



SITTING ROOM

18' 7" x 13' 1" (5.66m x 3.99m) uPVC double glazed sliding patio doors leading out to the rear garden. Original timber fire surround housing a living flame coal effect gas fire. Radiator, picture rail and coved ceiling. Television point and oak laminate floor.



UTILITY ROOM

11' 6" x 8' 03" (3.51m x 2.51m) Having a matching range of base and wall units with contrasting work surfaces over. Plumbing and space for a washing machine, dryer and under unit fridge freezer. Wall mounted 'Worcester' combi boiler, tiled floor and sink with drainer.

KITCHEN

16' 9" x 11' 7" (5.11m x 3.53m) A spacious kitchen having a matching range of base and wall units with contrasting work surfaces over and a one and a half bowl sink and drainer with mixer tap. Inset 'Bosch' induction hob with double oven below and chimney style extractor above. Integrated 'Bosch' dishwasher, space for a fridge freezer and tiled splash backs. Inset ceiling spot lights, radiator and tiled flooring. uPVC double window to the rear aspect and uPVC door leading out to the garden.

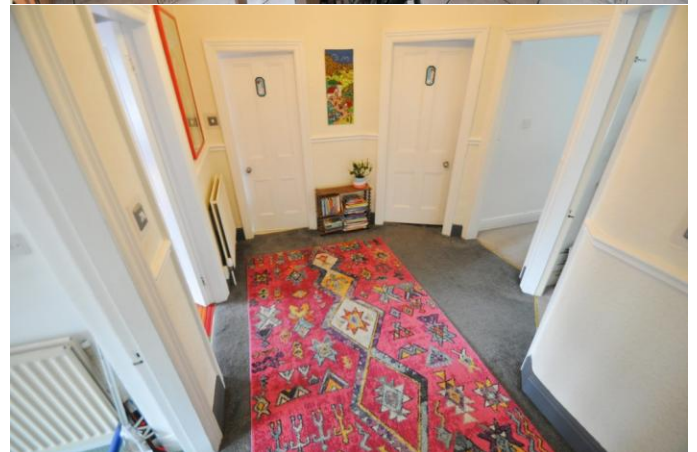


FURTHER VIEW



LANDING

Turned staircase with uPVC double glazed window on the turn leading up to the first floor landing. Radiator and dado rail. Doors to the first floor rooms.



BEDROOM ONE

18' 10" x 13' 0" (5.74m x 3.96m) uPVC double glazed bay window to the rear aspect with views. Radiator, picture rail and coved ceiling.

**BEDROOM TWO**

17' 1" x 10' 1" (5.21m x 3.07m) uPVC double glazed bay window to the front aspect. Radiator, picture rail and coved ceiling.

**BEDROOM THREE**

14' 1" x 10' 11" (4.29m x 3.33m) uPVC double glazed window to the front aspect. Radiator, picture rail and coved ceiling

**BEDROOM FOUR**

11' 1" x 11' 1" (3.38m x 3.38m) uPVC double glazed square bay window to the rear aspect with views. Radiator and picture rail.



WC

Close coupled WC, part tiled walls and uPVC double glazed window to the side aspect.



FAMILY BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m) uPVC double glazed window to the side aspect. Suite comprising panel bath with shower and screen, close coupled WC and pedestal wash basin. Built in airing cupboard, tiled walls and radiator. Picture rail, ceiling spotlights and extractor fan. Complete with tile effect flooring.



LANDING

Turned staircase leading to the second floor landing with a uPVC double glazed window on the turn. Large storage cupboard and doors to the two top floor bedrooms.



BEDROOM FIVE

14' 5" x 12' 0" (4.39m x 3.66m) uPVC double glazed window to the front aspect. Great range of fitted office furniture and storage.



BEDROOM SIX

14' 5" x 12' 0" (4.39m x 3.66m) uPVC double glazed window to the rear aspect with great views of the sea. Built in storage and further loft access in the eaves.



REAR EXTERIOR

A great place to be is this lovely rear outdoor area; ideal for spending time with the family over the summer season hosting BBQs and get-togethers. To the rear of the property is a block paved patio area. Raised patio with raised flower beds, timber pagoda and slate tiling. Lawn garden with abundance of shrubs and plants. Brick built outhouse, courtesy light and an outside water tap. Access to the side of the property.



FURTHER VIEW



FRONT EXTERIOR

To the front of the property is a low brick retaining front wall. Block paved pathway and well established plant borders.



LOCATION

Ennerdale Road can be found off Warren Drive which is approx. 1.3 miles driving distance from our Liscard office.

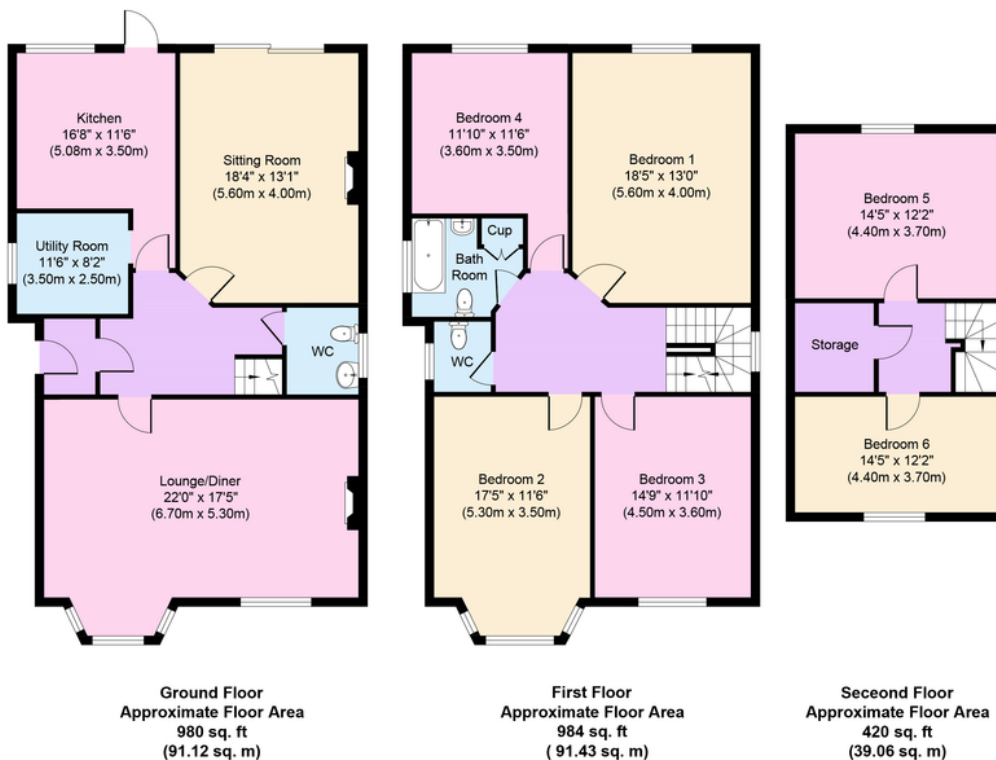
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The chosen photographs only illustrate perspectives of the properties interior and exterior as they appeared at the time they were taken.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



100 Wallasey Road
Wallasey
Merseyside
CH44 2AE

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

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