



00 Trafalgar Road, Wallasey, CH44 0DZ

Offers in excess of £145,000

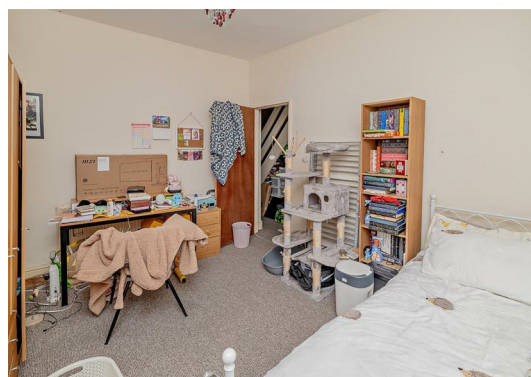
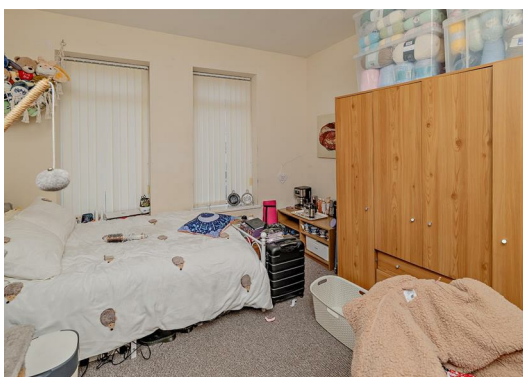
**** SOLD WITH NO ONWARD CHAIN ****

Located within a short distance from the River Mersey Estuary on the south side of the Mersey lies this traditional and spacious end of terrace home.

The property is within other similar residential homes and has many local amenities near by along with the Kingsway Tunnel taking you into the city of Liverpool.

The accommodation on offer briefly consists: Entrance hall, living room, dining room and kitchen. Stairs then lead to the first floor landing with four bedrooms and the house bathroom. Stairs to the second floor lead to the final two bedrooms.

To the rear is a courtyard garden.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Agent note

59 to 65 (odd) Trafalgar Road and 51 to 67 (odd) Lea Road are subject to a perpetual yearly rentcharge of £70 created by a Deed of Grant dated 3 June 1896 and made between (1) Thomas Rathe and (2) William Hurricane Ellis. The said Deed also contains covenants

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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