



# 36 WALLCROFT

Willaston, Wirral

**Rickitt**  
Partnership

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## Refurbished semi detached dormer bungalow

Semi detached dormer bungalow ♦ Refurbished ♦  
Three/four bedrooms ♦ Bathroom and en-suite shower  
♦ Open plan living area ♦ Off road parking & single  
garage ♦ Rear garden ♦ No Chain ♦ EPC D

### Description

A delightful refurbished three/four bedroomed semi detached dormer bungalow in Willaston Village. This well presented property has flexible accommodation with an open plan living area on the ground floor. An elegant bathroom on the ground floor with an en-suite shower room to the second bedroom on the first floor. To the outside, there is a driveway offering off road parking with a gravelled area to the front, attached single garage and a garden to the rear.

#### Entrance Hall

Built in cupboard. Cupboard housing gas meter.

#### Open Plan Living Area

Feature fireplace with exposed beam and stone hearth. Staircase to first floor. Double glazed sliding patio doors and two double glazed windows to rear. Three radiators. Open to:

#### Kitchen

Range of wall and base units with timber work surface above. Inset stainless steel sink unit with mixer tap. Lamona electric oven and Lamona four ring electric hob with extractor above. Space for fridge freezer with small cupboard above. Large double glazed window to side and one to rear. Part double glazed frosted door to rear.

#### Bedroom One

Large double glazed window to front. Radiator.

#### Study/Bedroom Four

Large double glazed window to front. Small built in cupboard. Radiator.





### **Bathroom**

Bath with shower above, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Double glazed frosted window to side. Tiled floor. Wall mounted heated towel rail.

### **First Floor Landing**

#### **Bedroom Two**

Double glazed window to side. Radiator.

#### **En Suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled floor. Wall mounted heated towel rail.

#### **Bedroom Three**

Double glazed window to rear. Radiator.

#### **Loft/Dressing Room**

Radiator.

### **Outside**

To the front of the bungalow is a gravelled area with a driveway to the side, offering off road parking, leading to:

#### **Attached Single Garage**

Double door to front. Window to rear. Door to side.

The rear garden is mainly laid to lawn with a paved terrace area.

## **Property Information**

The council tax is band C. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.



36 Wallcroft, Willaston  
Approximate Gross Internal Area  
Main House = 109 Sq M/1174 Sq Ft  
Garage = 16 Sq M/172 Sq Ft  
Total = 125 Sq M/ 1346 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Tel: 01244 322 322  
info@rickittpartnership.co.uk

Tel: 020 7839 0888  
www.rickittpartnership.co.uk

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