



Poulton Road, Wallasey, CH44 5SE

welcome to

Poulton Road, Wallasey

Charming house with a lovely established garden! Jones and Chapman are delighted to offer to market this three bedroom semi- detached house on Poulton Road. Offering tons of top features such as a rear extension and an open plan kitchen space. Call us today to find out more!



Property Description

Jones and Chapman are proud to bring you this three bedroom semi-detached house, perfect for growing families or first time buyers! The property consists of two reception rooms, including a lovely sun room extension on the back of the house, a large open plan kitchen/diner, two double bedroom, a third smaller bedroom and a family bathroom. The property is located in a good catchment area for both primary and secondary schools, close access to the Liverpool Kingsway Tunnel as well as excellent bus routes across the Wirral and plenty of amenities nearby in Liscard Village. Call up today or come into the Wallasey Branch to arrange a viewing.

Entrance Hall

Double glazed UPVC door to front, double glazed window to side, storage, understairs storage, radiator, boiler and electric meter.

Lounge

15' 6" x 9' 4" (4.72m x 2.84m)

Double glazed bi-fold door to rear, two skylights, television connection point and radiator.

Reception Room Three

Double glazed window to front, television connection point and radiator.

Kitchen/ Diner

15' 4" x 18' 2" (4.67m x 5.54m)

Comprising floor and wall cabinets, sink, drainer and island. Gas hob and gas oven. Plumbing for washing machine.

Landing

Double glazed window to side and loft access.

Bedroom One

11' x 13' 1" (3.35m x 3.99m)

Double glazed window to front and radiator.

Bedroom Two

10' 9" x 10' 9" (3.28m x 3.28m)

Double glazed window to rear and radiator.

Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m)

Double glazed window to front and radiator.

Bathroom

Comprising wc, wash hand basin, bath with overhead shower, part tiling and radiator.

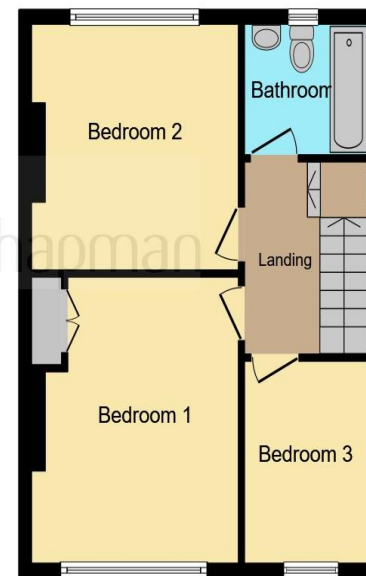
Outside

Rear Garden

Decking, lawn, pond, foliage, trees and plants.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Poulton Road, Wallasey

- Council Tax Band: A
- Three Bedroom Semi-Detached House
- Open Plan Kitchen/ Diner, Large Front Lounge
- Extended Reception Room
- Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL109210 - 0010

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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