



Victoria Parade, Wallasey, CH45 2PH

welcome to

Victoria Parade, Wallasey

Jones and Chapman are now in receipt of an offer for the sum of £135000 for 42 Victoria Parade, Wallasey, CH45 2PH. Anyone wishing to place an offer on this property should contact Jones and Chapman-Wallasey, 108 Wallasey Road CH44 2AE 0151 630 4717 before exchange of contracts.



Property Description

Ideal for First time buyers and buyers looking to stamp their mark on a property. This end of terrace house comprises of entrance hall, lounge opening on to the dining area, with separate kitchen off. There are glazed doors leading out to the rear garden. The first floor offers three bedrooms, and family bathroom. Externally the property has gardens to the front, and an enclosed garden to the rear.

Entrance Hall

UPVC double glazed door to front.

Lounge

9' 8" x 16' (2.95m x 4.88m)

Single glazed bay window to front, old gas fire, television connection point, hole in roof, storage cupboard under stairs.

Dining Room

10' 5" x 6' 8" (3.17m x 2.03m)

Double glazed sliding patio doors to rear.

Kitchen

9' 5" x 5' 9" (2.87m x 1.75m)

Comprising single glazed window to rear, floor and wall cabinets, sink and drainer. Gas hob and electric oven, washing machine and fridge freezer.

Landing

Loft access.

Bedroom One

8' 9" x 12' 9" (2.67m x 3.89m)

Two single glazed windows to front, storage cupboard with water tank.

Bedroom Two

6' 4" x 10' 7" (1.93m x 3.23m)

Single glazed window to rear.

Bedroom Three

7' 6" x 6' 2" (2.29m x 1.88m)

Single glazed window to rear.

Bathroom

Comprising bath with overhead shower, WC and wash hand basin. Part tiling and extractor fan.

Outside

Rear Garden

Shed, decking and flagging.



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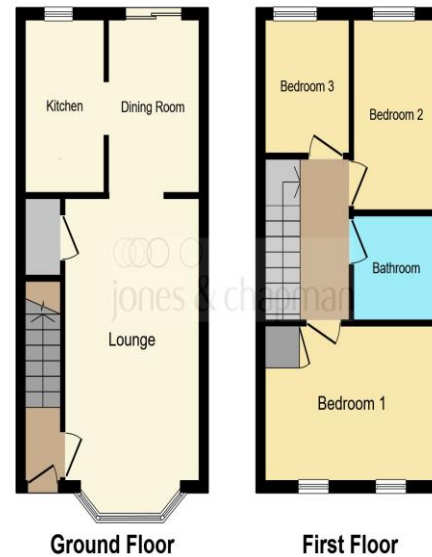
- Council Tax Band: B
- End terrace house, Three bedrooms
- Garden to both front and rear
- Car Parking Space
- In need of modernisation

Tenure: Leasehold EPC Rating: F

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£125,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL109981 - 0029

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.

 jones & chapman



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