









## welcome to

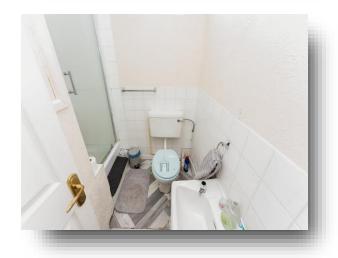
# **Kendal Road, Wallasey**

No Chain! Boasting superb access to travel links and plenty of local schools and amenities, this traditional two bedroom house offers a superb prospect for first time buyers, and investors alike. Call now to view!













### **Property Description**

Jones & Chapman are delighted to present for sale this traditional terraced house ideally situated close to local amenities and excellent travel links in Wallasey.

The accommodation on offer comprises entrance vestibule, lounge and kitchen to the ground floor, whilst to the first floor are two bedrooms and a shower room. Externally the property has an enclosed yard

The property is available with no onward chain and would make a superb first time buy, or investment. Properties in this area don't stick around for long! Early viewing, is therefore strongly advised, in order to avoid disappointment.

#### **Entrance Vestibule**

Double glazed door and inner door.

#### Lounge

11' 6" x 12' 9" max ( 3.51m x 3.89m max ) Double glazed window, radiator, fire place and coved ceiling.

#### Kitchen

12' 10" max x 9' 5" max ( 3.91m max x 2.87m max ) Comprising wall and base units, stainless steel sink and drainer, and wood effect work surfaces. Electric oven and four ring gas hob. Space for washing machine. Ideal wall mounted boiler - fitted in May 2022. Stairs rising to first floor. Door to yard.

### **First Floor Landing**

Loft access.

#### **Bedroom One**

11' 6" x 12' 9" ( 3.51m x 3.89m )

Double glazed window, radiator and laminate flooring.

#### **Bedroom Two**

9' 5" x 5' 11" ( 2.87m x 1.80m ) Double glazed window and radiator.

#### **Shower Room**

Comprising wc, pedestal wash hand basin and shower enclosure. Cupboard over stairs, part tiling and vinyl flooring. High level window.

#### **Outside**

#### Rear Yard

Walled Yard with brick built store and gated.





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# **Kendal Road, Wallasey**

- Council Tax Band A
- Mid-Terraced House
- Two Bedrooms
- Ideal Investment Opportunity
- NO CHAIN!!!

Tenure: Freehold EPC Rating: C

£75,000



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

## view this property online jonesandchapman.co.uk/Property/WAL108022



Property Ref: WAL108022 - 0006 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 quidance 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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