



**Kendal Road, Wallasey, CH44 5SZ**



**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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## welcome to Kendal Road, Wallasey

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

Tenure: Freehold EPC Rating: C

# £75,000



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:  
WAL108022 - 0006

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