



**Northcote Road, Wallasey, CH45 8LF**



**welcome to**

**Northcote Road, Wallasey**

A deceptively spacious bungalow. This two bedroom property benefits from a home office, conservatory, off road parking, and a mature and enclosed rear garden. A fantastic opportunity for any buyers who are downsizing.



### **Property Description**

A deceptively spacious semi-detached bungalow. Ideal for downsizer's. Located ideally for access to Wallasey train station and major bus routes across the Wirral, Liverpool and Chester, as well as having all of the amenities that Wallasey has to offer. This property comprises entrance porch, home office, open plan lounge and dining room with patio doors to garden. Kitchen has a good range of wall and base units and a picture window out to the garden. Access from outside, the utility room provides plumbing and space for both washing machine and dryer, with ladder access to the large boarded loft area. The inner hall leads to two double bedrooms and a family bathroom. Bedroom one has built in storage with sliding mirrored doors. Bedroom two leads to conservatory, which enjoys garden views. Externally the property offers off road parking, gated access to the rear. The enclosed rear garden comes complete with patio, lawn, rockery, mature planted borders, and shed.

### **Entrance Porch**

Double glazed window and doors to front. Leading to Lounge and home office.

### **Office**

11' 1" x 8' 5" ( 3.38m x 2.57m )

Two double glazed windows (1 is a bay window), and radiator.

### **Lounge**

23' 5" Max x 15' 4" Max ( 7.14m Max x 4.67m Max )

Double glazed window, patio doors, gas fire and two radiators.

### **Kitchen**

11' 7" x 8' 10" ( 3.53m x 2.69m )

Comprising wall and base units, with sink, drainer and granite work surfaces. Electric hob, electric oven and stainless steel cooker hood. Space for fridge. Double glazed window and double glazed door.

### **Utility Room**

Externally accessed by door next to the kitchen via a glazed timber door, space and plumbing for washing machine, space for freezer and space for tumble dryer. Radiator and laminate flooring. Loft ladder access to boarded loft providing storage.

### **Inner Hall**

Inner hall, accessed from the Lounge, and leading to bedrooms and bathroom.

### **Bathroom**

7' 6" x 6' 10" excluding recess ( 2.29m x 2.08m excluding recess )

Comprising shower enclosure, pedestal wash hand basin, wc and panel bath. Tiled floor and walls, radiator, and double glazed window.

### **Bedroom One**

10' 3" excluding wardrobe x 13' 6" ( 3.12m excluding wardrobe x 4.11m )

Double glazed windows, sliding mirrored wardrobe and radiator.

### **Bedroom Two**

9' 6" x 10' 7" ( 2.90m x 3.23m )

Double glazed window and door, leading to conservatory. Radiator.

### **Conservatory**

9' 6" x 9' 7" ( 2.90m x 2.92m )

UPVC double glazed windows and power.



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## Northcote Road, Wallasey

- Generous semi-detached bungalow
- Two bedrooms
- Conservatory
- Fitted kitchen & Utility
- Enclosed mature garden & Patio

Tenure: Freehold EPC Rating: D

# £260,000



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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 jones & chapman



**0151 630 4717**



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,  
CH44 2AE



**jonesandchapman.co.uk**