

Grosvenor Road, Wallasey, CH45 1JZ



welcome to

Grosvenor Road, Wallasey

Situated just walking distance to New Brighton, handy transport links and local shops and amenities; this charming mid terrace home boasts four well-proportioned bedrooms.













Property Description

Situated just walking distance to New Brighton, handy transport links and local shops and amenities; this charming mid terrace home boasts four wellproportioned bedrooms.

Leading front door, Vestibule, and into the large entrance hall with living room to the right which features a beautiful deep bay window allowing for plenty of light to flood the room. Second reception room benefits from french style doors looking out to the rear garden. The Kitchen diner is fitted with a range of wall and base units, complimentary work tops and french style doors to the rear enclosed yard.

Upstairs on the first floor you will find four wellproportioned bedrooms. The master bedroom boasts another bay window adding plenty of character to the room, the large family bathroom is a three piece white suite.

The rear yards is low maintenance with flagged patio.

Entrance Vestibule

Double glazed door to the front leading to inner door.

Lounge

13' x 14' 5" (3.96m x 4.39m) Radiator and feature fireplace with gas fire. Stripped floor boards, picture rail and deep coved ceiling.

Dining Room

11' 10" x 11' 4" (3.61m x 3.45m) Cast iron fireplace and radiator. Stripped floor boards, picture rail and deep coved ceiling.

Kitchen/diner

11' 2" x 14' (3.40m x 4.27m) Fitted kitchen comprising base units with luxury vintage tiled splash backs, and stainless steel sink and drainer unit. Space and connection point for a free standing gas cooker. Double glazed window and patio doors to the rear.

First Floor Landing

Dado rail and two loft access points.

Bedroom One

11' x 14' 7" max (3.35m x 4.45m max) Double glazed bay window and cast iron fireplace. Stripped floor boards and picture rail.

Bedroom Two

12' x 11' 4" (3.66m x 3.45m) Double glazed window and deep coved ceiling.

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m) Double glazed window and stripped floor boards.

Bedroom Four

7' 10" x 9' 5" (2.39m x 2.87m) Double glazed window, stripped floor boards and cupboards. Cupboard housing the boiler.

Bathroom

 5^{\prime} 11" x 7' 11" (1.80m x 2.41m) Three piece bathroom suite comprising bath with shower over, wash hand basin and WC. Tiled walls and floor, wood clad ceiling and double glazed window.

Outside

Rear Yard Rear yard with gate.





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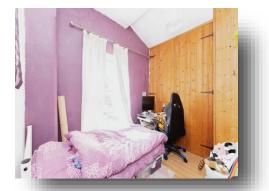
- Council Tax Band: A
- Mid Terrace Family House, No Chain
- Four bedrooms
- Two reception rooms
- **Kitchen Diner**

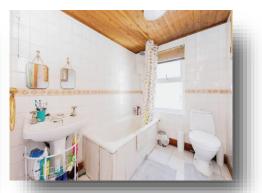
Tenure: Freehold EPC Rating: D

£210,000

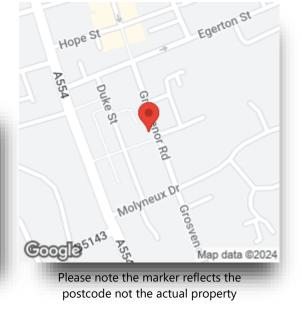


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Property Ref: WAL109961 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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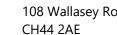
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