



Poulton Road, Wallasey, CH44 9DL

welcome to

Poulton Road, Wallasey

BRILLIANT INVESTOR OPPORTUNITY! Jones and Chapman are proud to market this amazing commercial & residential property situated on Poulton Road. Being sold with No Onward Chain, this is an ideal chance for an investor to strengthen their portfolio.



Property Description

IDEAL INVESTMENT OPPORTUNITY! Jones and Chapman are delighted to introduce this commercial premise with potential to convert the upstairs of the property into flats. Situated on Poulton Road, this property currently has a hair / beauty salon at the front of the property with kitchen and break room space behind. Upstairs could potentially be converted into two self-contained flats. Large sized rooms for living or bedroom space. Ideally located with all of your local amenities nearby and with excellent transport links across the Wirral and Liverpool plus really good area for Primary and Secondary school catchment. Call us today or pop into the Wallasey branch to arrange a viewing!

Lounge

16' x 15' 1" (4.88m x 4.60m)

Large double glazed window to front, electric fire (flu behind for log burner, if wanted), radiator, television connection point and laminate flooring.

Dining Room

16' 1" x 12' 1" (4.90m x 3.68m)

Double glazed window to side, electric fire (flu behind), radiator and laminate flooring.

Kitchen

9' x 12' 1" (2.74m x 3.68m)

Comprising floor and wall cabinets, sink, drainer and stainless steel one and half bowl. Black Range cooker with double gas oven and gas hob. Washing machine, fridge freezer and wine cooler. Radiator, boiler, double glazed window to side and double glazed window to rear.

Landing

Radiator and beam.

Bedroom One

14' x 15' (4.27m x 4.57m)

Restricted Head Height.

Two double glazed windows to front, beams, radiator, cast iron feature fireplace with open fire and tiled hearth.

Bedroom Two

12' x 12' 1" (3.66m x 3.68m)

Dormer with double glazed window to side, radiator and beams.

Loft Space

9' 1" x 9' (2.77m x 2.74m)

Adjacent to Bedroom Two.

Skylight.

Bedroom Three

10' x 6' 1" (3.05m x 1.85m)

Double glazed window to side, television connection point and radiator.

Ground Floor Bedroom

15' 1" x 7' 1" (4.60m x 2.16m)

Double glazed window to rear, television connection point and radiator.

Kitchen

27' x 12' 1" (8.23m x 3.68m)

Galley Kitchen comprising floor and wall cabinets, sink and drainer. Gas hob and electric oven. Fridge freezer, washing machine, radiator and boiler. Double glazed window to rear, double glazed window to side.

Ground Floor Shop Area

18' x 15' 1" (5.49m x 4.60m)

UPVC double glazed door to front, double glazed window to front, double glazed window to side and radiator.

Ground Floor Area

UPVC double glazed door to side and electric meters.

Separate Wc

WC, wash hand basin and radiator.



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welcome to

Poulton Road, Wallasey

- Council Tax Band: A
- NO CHAIN
- Substantial Property with shop and flat above
- Separate Access to the shop, Flat over two floors
- Three Bedrooms, Lounge and Dining Room

Tenure: Freehold EPC Rating: E

£165,000



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:
WAL109285 - 0010

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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