



Grove Road, Wallasey, CH45 3HG

welcome to

Grove Road, Wallasey

PERFECT FOR FAMILIES OR UPSIZERS! This could be the house for you! This property boasts 5 bedrooms over 2 floors, ready to just drop your furniture in! Call us today and book your viewing.



Property Description

Jones and Chapman are proud to bring you this five bedroom semi-detached property situated in an ever-popular location of Wallasey Village. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. For those with families you'll be in the catchment of sought after schools at the primary and senior levels. The house itself consists on the ground floor of spacious living room, separate morning room, large Kitchen/Dining room, utility room and downstairs bathroom. To the first floor are three generous bedrooms, and the family bathroom. On the second floor are the fourth and fifth bedrooms. Externally the house comes with a beautiful garden. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

Entrance Hall

Radiator

Living Room

16' 3" into bay x 13' 1" (4.95m into bay x 3.99m)
UPVC double glazed bay window to front, electric fire, radiator and laminate flooring.

Morning Room

14' x 10' 10" (4.27m x 3.30m)
Gas fire, radiator, laminate flooring and UPVC double glazed patio doors to rear.

Kitchen/ Dining Room

26' x 8' 10" (7.92m x 2.69m)
Comprising sink, gas hob and electric oven. UPVC double glazed window to side and rear, UPVC double glazed patio doors to side.

Utility Room

6' 2" x 5' 6" (1.88m x 1.68m)
Boiler and plumbing for washing machine.

Downstairs Bathroom

Comprising WC, wash hand basin, bath and electric shower. Tiling, towel radiator and UPVC double glazed window to side.

First Floor Landing

Bedroom One

16' 4" into bay x 10' 11" (4.98m into bay x 3.33m)
UPVC double glazed bay window to front, fitted wardrobes, radiator and carpet.

Bedroom Two

14' 1" x 10' (4.29m x 3.05m)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

9' 5" x 8' 1" (2.87m x 2.46m)
UPVC double glazed window to front, radiator and carpet.

Bathroom

Comprising WC, bath, separate electric shower and wash hand basin. Part tiling, towel radiator and two UPVC double glazed windows to rear.

Second Floor

Bedroom Four

15' 10" x 9' 2" (4.83m x 2.79m)
UPVC double glazed window to front, radiator, storage cupboard and carpet.

Bedroom Five

13' x 8' 3" (3.96m x 2.51m)
UPVC double glazed window to rear, radiator and carpet.

Outside

Rear Garden

Decking and grass.



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welcome to

Grove Road, Wallasey

- Council Tax Band: C
- 3 Storey Semi-Detached Property
- Well Presented and Modern throughout
- Five Bedrooms, Amazing Garden / Outdoor Space
- Close to transport links across Wirral and to Liverpool

Tenure: Freehold EPC Rating: E

£325,000



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:
WAL110188 - 0008

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.

 jones & chapman



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