



Egerton Street, Wallasey, CH45 2LR

welcome to

Egerton Street, Wallasey

PERFECT FOR FIRST TIME BUYERS OR FAMILIES! Look no further than this beautifully presented 3 Bedroom Mid-Terraced Home. Situated on a Quiet Residential Street opposite the Tower Grounds. A Viewing is Essential to truly appreciate the size. Call Today!!



Property Description

Jones and Chapman are delighted to bring to market this beautifully presented three bedroom Mid-Terraced house situated in the ideal location of Egerton Street. The property itself contains an entrance porch and hallway that leads into the main lounge. Beyond the lounge you have an open plan kitchen with a dining area situated within the conservatory. Adjacent to the conservatory is another large room currently being used as a second living space. Upstairs the property consists of two large double bedrooms, a recently renovated family bathroom and a single bedroom. Externally the house comes with a pleasant decked courtyard. Viewings are essential to truly take in what a fantastic property this is. Call us today, or pop into branch, to arrange a viewing!

Entrance Hall

Two radiators and Karndean flooring.

Lounge

13' 2" into bay x 12' 5" max (4.01m into bay x 3.78m max)

UPVC double glazed bay window to front, gas fire, two wall radiators, wooden shutters and laminate flooring.

Dining Room

12' 1" x 11' 4" max (3.68m x 3.45m max)

Wall radiator, tiling and log burner.

Kitchen

14' 7" x 7' 4" (4.45m x 2.24m)

Renovated 2 Years ago. Comprising Sink, induction hob, electric oven and extractor fan. Plumbing for dishwasher and plumbing for washing machine. Quartz counter tops, quooker tap, American fridge freezer with ice making and water dispenser. UPVC double glazed window to rear.

Conservatory

8' x 7' 11" (2.44m x 2.41m)

UPVC double glazed patio door to rear, venetian blinds and tiled flooring.

Landing

Access to loft, which is insulated, boarded and fitted with electric light

Bedroom One

11' 5" x 9' 8" (3.48m x 2.95m)

UPVC double glazed window to front, radiator and carpet.

Bedroom Two

12' x 11' 4" (3.66m x 3.45m)

UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

8' 4" x 6' 11" (2.54m x 2.11m)

UPVC double glazed window to rear, radiator and carpet.

Bathroom

Comprising WC, wash hand basin, bath and shower. Electric underfloor heating, part tiled walls, boiler, towel radiator and loft access.

Outside

Rear Garden

Decked, rear gate.



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welcome to Egerton Street, Wallasey

- Council Tax Band: A
- Prime New Brighton Location, 3 Bedroom Mid-Terraced Property
- Beautifully Presented and Modern throughout
- Conservatory
- Close to local amenities and transport links

Tenure: Freehold EPC Rating: D

offers in the region of
£220,000



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

view this property online [jonesandchapman.co.uk/Property/WAL110234](https://www.jonesandchapman.co.uk/Property/WAL110234)



Property Ref:
WAL110234 - 0010

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