



Park Road, Wallasey, CH44 9EB

welcome to

Park Road, Wallasey

Coming to the market is this traditional three bedroom mid terraced house set in the popular area of Poulton. In brief the property comprises, entrance hall, two reception rooms, kitchen, three bedrooms, bathroom and yard to the rear. Viewing is highly recommended.



Property Description

DATE OF NOTICE: 17/11/2023

57 Park Road, Wallasey, CH44 9EB

We advise that an offer has been made for the above property in the sum of £92,000

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Jones & Chapman Estate Agents

Address: 108 Wallasey Rd, Wallasey CH44 2AE

0151 630 4717

Traditional mid terraced house with gas central heating and double glazing. The accommodation comprising; hall, lounge, dining room, kitchen. To the first floor there are three bedrooms and family bathroom. Outside there is a rear walled yard. Close to local amenities, schools and transport links. This property could make a fantastic home or investment and early viewing is strongly advised in order to avoid disappointment. Call us today to book a viewing!

Entrance Hall

Two singled glazed wooden doors, radiator, meter, understairs cupboard housing gas meter and Minton tiles.

Lounge

15' 4" into bay x 11' 11" max (4.67m into bay x 3.63m max)

UPVC double glazed window to front, gas fire, radiator and wood floor.

Dining Room

12' 8" x 11' 7" max (3.86m x 3.53m max)

Wood framed single glazed window to rear, radiator and wood floor.

Kitchen

13' 9" x 10' 8" max (4.19m x 3.25m max)

Comprising sink, electric oven, gas hob and extractor fan. Plumbing for washing machine, radiator, wood framed single glazed window to side, two wood framed single glazed windows to rear and wood framed single glazed door to side.

Landing

Loft access.

Bedroom One

15' 4" x 10' 5" (4.67m x 3.17m)

UPVC double glazed bay window to front, radiator and wood floor.

Walk In Wardrobe

9' 9" x 6' 2" (2.97m x 1.88m)

UPVC double glazed window to front, radiator and wood floor.

Bedroom Two

12' 9" x 11' 9" max (3.89m x 3.58m max)

Wood framed single glazed window to rear, radiator, boiler and wood floor.

Bedroom Three

9' 7" x 7' 9" (2.92m x 2.36m)

Wood framed single glazed window to side, radiator and wood floor.

Bathroom

Comprising WC, wash hand basin, bath with overhead shower, part tiled walls and radiator. Wood framed single glazed window to side.

Outside

Rear Garden

Yard.



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welcome to

Park Road, Wallasey

- Council Tax Band: A
- Three Bedrooms, Two Reception Rooms
- Mid Terraced House
- No Onward Chain
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

£95,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL110252](https://www.jonesandchapman.co.uk/Property/WAL110252)



Property Ref:
WAL110252 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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