





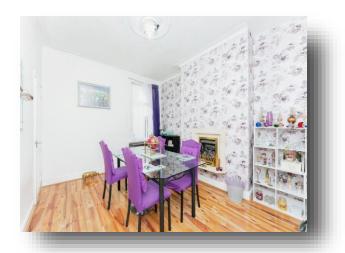


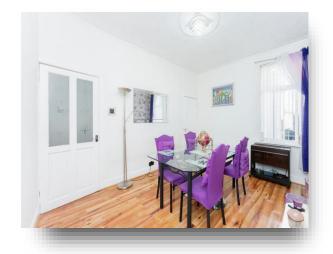
# welcome to

# Lea Road, WALLASEY

Jones and chapman are proud to bring you this Three Bedroom Mid Terraced House in the heart of Wallasey. Call us today to avoid missing out!

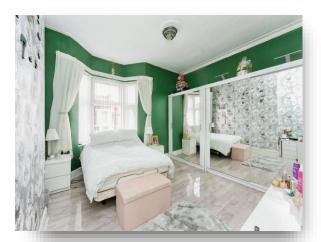












### **Property Description**

Jones and Chapman are delighted to bring to market this beautifully presented Three Bedroom Mid-Terraced Property situated on the ever popular Lea Road. Downstairs, the house consists of a lounge and dining room, and then a really well-proportioned kitchen to the rear. Upstairs you have three good sized bedrooms and a bathroom. There is a good sized garden to the rear of the property. Close to local amenities and transport links as well as being situated in a good catchment area for both primary and secondary schools. Call us today or pop into branch to arrange a viewing!

#### **Entrance Hall**

UPVC double glazed door to front, radiator, laminate flooring and wooden door.

#### Lounge

10' 3" x 14' 7" ( 3.12m x 4.45m )

UPVC double glazed windows to front, gas fire, radiator, meter cupboard and laminate flooring.

### **Dining Room**

13' x 10' 11" ( 3.96m x 3.33m )

UPVC double glazed window to rear and gas fire.

## Kitchen

13' 1" x 9' (3.99m x 2.74m)

Comprising wall and base units, sink, electric oven, gas hob and extractor. Plumbing for washing machine and plumbing for dishwasher. Understairs storage, boiler, UPVC double glazed window to side and UPVC window and double glazed patio door to rear.

## Landing

Loft access - insulated, and carpet.

### **Bedroom One**

14' 4" x 12' 1" ( 4.37m x 3.68m )

UPVC double glazed bay window to front, fitted wardrobes and laminate flooring.

#### Bedroom Two

13' 1" x 9' (3.99m x 2.74m)
UPVC double glazed window to rear and laminate flooring.

#### **Bedroom Three**

9' 1" x 6' 5" ( 2.77m x 1.96m )

UPVC double glazed window to rear, radiator and vinyl flooring.

#### **Bathroom**

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

## Outside

#### Rear Garden

Astro turf, patio, hot tub, awning, brick walls and wooden gate.





## welcome to

## Lea Road, WALLASEY

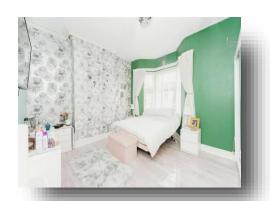
- Council Tax Band: A
- Three Bedrooms, Ideal for First Time Buyers and Families
- Mid Terraced Property
- Double Glazing & Central Heating
- Close to local amenities & transport links

Tenure: Freehold EPC Rating: C

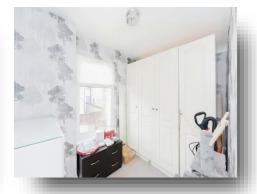
£140,000



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.







Coocla Map data ©2024

Please note the marker reflects the postcode not the actual property

## view this property online jonesandchapman.co.uk/Property/WAL110255



Property Ref: WAL110255 - 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.





0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE



jonesandchapman.co.uk

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.