



**Grove Road, Wallasey, CH45 0JE**

**welcome to**

**Grove Road, Wallasey**

NO CHAIN - A fantastic opportunity to purchase a character filled property in need of modernisation. Occupying a corner position, this semi-detached house benefits from off road parking, garage, outbuildings, along with two receptions and four bedrooms.



### **Property Description**

With No Chain and in need of modernisation this large family house is ready for you to put your own stamp on it. Occupying a corner position, this semi-detached house benefits from entrance porch, entrance hall, two receptions, kitchen diner and utility space. To the first floor there are four bedrooms and a family bathroom. Externally there is off road parking, garage, outbuildings, enclosed garden to the rear, and walled garden to both front and side. Call now to arrange a viewing.

### **Entrance Hall**

Single glazed wooden door to front, single glazed wood frame window to front, radiator, under stairs storage and meters.

### **Lounge**

21' 8" x 15' 6" ( 6.60m x 4.72m )  
Wood frame single glazed window to front, fire place (no fire), radiator and wooden floor.

### **Dining Room**

12' 9" x 12' 5" max ( 3.89m x 3.78m max )  
Wood frame single glazed bay window to front, fire place, radiator and parquet flooring.

### **Kitchen**

8' x 7' 9" ( 2.44m x 2.36m )  
Comprising sink, freestanding electric hob and oven, tiled floor and single glazed wood frame window to side.

### **Dining Area**

11' 9" max x 14' ( 3.58m max x 4.27m )  
Wood frame single glazed window to side, radiator, fitted cupboards, and wood floor.

### **Utility Room**

8' x 7' 10" ( 2.44m x 2.39m )  
Sink, boiler, tiled walls and floor, Wood frame single glazed window to rear and wooden door to side.

### **Landing**

#### **Bedroom One**

17' 9" x 15' 6" ( 5.41m x 4.72m )  
Wood frame single glazed windows to front and side, fire place and radiator.

#### **Bedroom Two With En Suite**

17' 10" x 11' 10" max ( 5.44m x 3.61m max )  
Wood frame single glazed window to rear, two fitted wardrobes, radiator and wooden floor. En Suite comprises WC, sink, shower and towel radiator.

#### **Bedroom Three**

12' 10" x 12' 6" ( 3.91m x 3.81m )  
Wood frame single glazed bay window to front, fire place and radiator.

#### **Bedroom Four**

10' 10" x 7' 10" ( 3.30m x 2.39m )  
Wood frame single glazed window to side, radiator, storage/ airing cupboards and wooden floor.

### **Bathroom**

Comprising WC, wash hand basin and bath with overhead shower. Tiled walls, towel radiator, vinyl floor and wood frame single glazed window to front.

### **Outside**

#### **Front Garden**

Grass, driveway and concrete pathway.

#### **Rear Garden**

An enclosed lawn.

#### **Outbuildings**

Two - no access.



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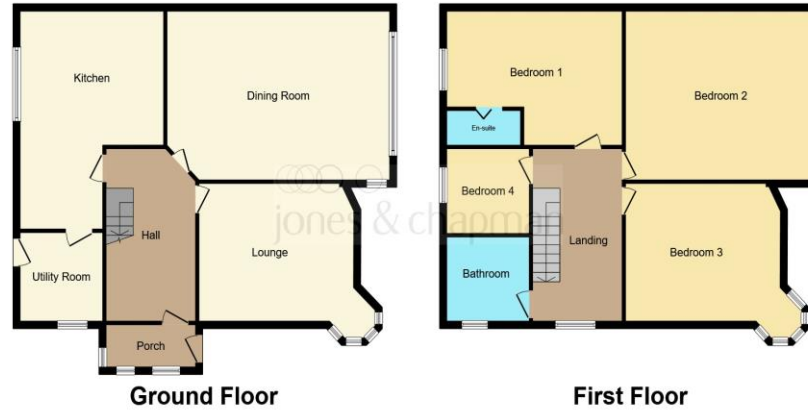
welcome to

## Grove Road, Wallasey

- No Chain
- In need of modernisation
- Four Bedrooms
- Three reception rooms
- Off Road Parking, Garage and Outbuildings

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:  
WAL110307 - 0011

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