



**Bell Road, Wallasey, CH44 8DL**

**welcome to**

**Bell Road, Wallasey**

IDEAL FIRST TIME BUYERS HOME! Jones and Chapman are please to bring you this Three Bedroom Mid-Terraced House on Bell Road, being sold with No Onward Chain. Call us today to avoid missing out on this fantastic opportunity!



### **Agents Note**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Property Description**

Perfect for a First Time Buyer! Jones and Chapman are delighted to bring to market this Three Bedroom Mid-Terraced house being sold with No Onward Purchase! With a Modern Fitted Kitchen and Bathroom already in place, this house is the ideal property to move in and put your own style into to make a house a home. Located on the ever popular Bell Road, you are close to all amenities, in a good catchment area for Primary and Secondary Schools and offers fantastic transport links. Call today, or pop into branch to arrange a viewing.

### **Entrance Hall**

UPVC double glazed door to front and radiator.

### **Lounge**

14' 5" x 12' 5" ( 4.39m x 3.78m )  
Double glazed bay window to front, gas fire, radiator and television connection point.

### **Dining Room**

13' 5" x 10' 8" ( 4.09m x 3.25m )  
Double glazed window to rear, radiator and television connection point.

### **Kitchen**

6' 6" x 9' 6" ( 1.98m x 2.90m )  
Comprising floor and wall cabinets, sink and drainer. Gas hob, gas oven and washing machine. Double glazed window to rear and double glazed door to rear.

### **Landing**

Loft access.

### **Bedroom One**

14' 3" x 10' 9" ( 4.34m x 3.28m )  
Double glazed bay window to front, radiator and built in wardrobe.

### **Bedroom Two**

13' 5" x 10' 9" to alcove ( 4.09m x 3.28m to alcove )  
Double glazed window to rear, radiator, built in wardrobe and boiler.

### **Bedroom Three**

9' 1" x 6' 8" ( 2.77m x 2.03m )  
Double glazed window to front and radiator.

### **Bathroom**

Comprising bath with mixer taps and overhead shower, WC and vanity sink. Radiator, extractor fan and part tiling. Double glazed window to rear.

### **Outside**

#### **Rear Garden**

Flagged back yard.



***view this property online*** [jonesandchapman.co.uk/Property/WAL110305](http://jonesandchapman.co.uk/Property/WAL110305)



welcome to

## Bell Road, Wallasey

- Council Tax Band: A
- NO ONWARD CHAIN!, Three Bedroom Semi-Detached House
- Modern Fitted Bathroom
- Newly Fitted Kitchen
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

**£115,000**



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/WAL110305](https://www.jonesandchapman.co.uk/Property/WAL110305)



Property Ref:  
WAL110305 - 0004

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



**0151 630 4717**



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,  
CH44 2AE



**[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)**