

# property details **approval form**

86 Claremount Road, Wallasey, Merseyside, England, CH45 6UE

**Date:** 06 March 2024

**Property Ref and Version:** WAL110416 - 0002

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£365,000

Tenure: Freehold

## >> **key features**

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- > Semi-Detached Property
- > Four Bedrooms
- > Two Reception Rooms
- > Off Road Parking Available - Driveway & Garage
- > Close to Local Amenities & Transport Links
- > EPC Rating: D

## >> **short description**

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A beautifully presented four bedroom semi-detached house situated within a well sought after area of Wallasey. This stunning and spacious modern house would make for the perfect family home. Viewing is considered essential. Call us today!

## >> **long description**

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A beautifully presented four bedroom semi-detached house situated within a well sought after area of Wallasey. Situated close to the local amenities of; both Liscard and Wallasey Village, local schools and public transport links.

The property briefly comprises of; entrance hall, front lounge, dining room, kitchen and utility room. To the first floor are four bedrooms and a four piece family bathroom. The property further has; double glazing, gas central heating, private front and rear gardens. There is also a driveway and garage to the front providing off road parking and storage. This stunning and spacious house would make for the perfect family home. Internal viewing is considered essential to fully appreciate the accommodation on offer. Call us today to book a viewing!

## >> **directions**

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**Your Jones & Chapman office:** 108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE

**T** 0151 630 4717 **E** Wallasey@jonesandchapman.co.uk

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## >> **room description**

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### **Entrance Hall**

Composite front door, radiator, meter cupboard, understairs storage and parquet flooring.

### **Lounge**

15' 1" into bay x 11' 10" ( 4.60m into bay x 3.61m )

UPVC double glazed bay window to front, gas fire, radiator and parquet flooring.

### **Dining Room**

13' 11" x 11' 4" ( 4.24m x 3.45m )

Radiator, parquet flooring and UPVC double glazed patio door to rear.

### **Kitchen**

9' 4" x 6' 7" ( 2.84m x 2.01m )

Comprising sink, double electric oven, induction hob and extractor and integrated dishwasher and plumbing. Part tiled walls, tiled floor and UPVC double glazed window to rear.

### **Utility Room**

12' 7" x 7' 8" ( 3.84m x 2.34m )

Radiator, boiler, plumbing for washing machine and laminate floor. UPVC double glazed window to rear and UPVC double glazed patio door to side.

### **Landing**

Storage cupboard and carpet.

### **Bedroom One**

13' 4" x 11' 11" ( 4.06m x 3.63m )

UPVC double glazed bay window to front, radiator and carpet.

### **Bedroom Two**

8' 5" x 6' 2" ( 2.57m x 1.88m )

UPVC double glazed window to front, radiator and carpet.

### **Bedroom Three**

13' 10" x 11' 4" ( 4.22m x 3.45m )

UPVC double glazed window to rear, radiator and carpet.

### **Bedroom Four**

11' 8" x 7' 8" ( 3.56m x 2.34m )

UPVC double glazed window to front, radiator, fitted wardrobe and carpet.

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### **Bathroom**

WC, sink, bath and separate shower. Towel radiator, loft access - boarded and insulated, part tiled walls, part tiled floor and UPVC double glazed window to rear.

### **Outside**

#### **Rear Garden**

Patio, tiered decked area, shed and wooden fences.

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## >> **property images**



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**>> property images**

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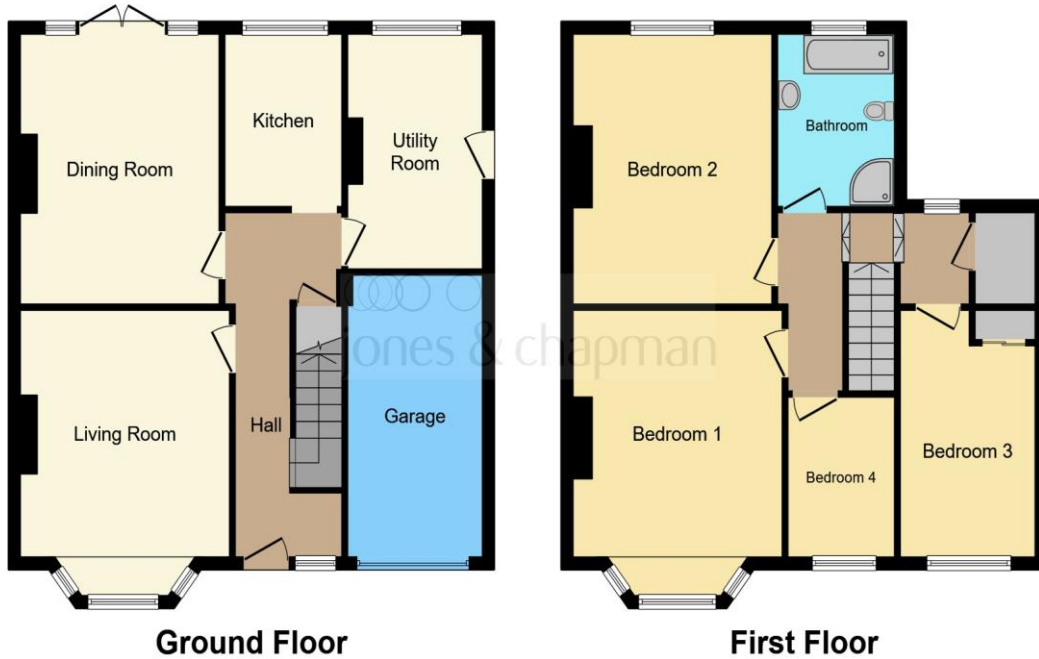
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## >> floor plan

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

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**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Nathan Reid</b>		
<b>Mr &amp; Mrs G.&amp;.A. Leech</b>		

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