



**Broadway Avenue, WALLASEY, CH45 6TD**

**welcome to**

**Broadway Avenue, WALLASEY**

Jones and Chapman are delighted to bring you this five bedroom, three storey house situated in a highly sought after location, in a fantastic catchment area for both primary and secondary schools and is a quiet road. Call us now to avoid missing out!



### Property Description

Jones and Chapman are proud to bring you this stunning five bedroom semi-detached house situated in the idyllic location of Broadway Avenue, a quiet road in an ever popular area. Briefly, this house consists of a large lounge to the front of the property (previously used as a bedroom with ensuite), a kitchen / dining room towards the rear, with patio doors overlooking the large back garden. Adjacent you will find a decent sized second reception room leading to the conservatory. Upstairs on the first floor, you will find the master bedroom, two more double bedrooms, a smaller but still generous sized fourth single bedroom and a family bathroom. On the Second floor you will find a large fifth bedroom. In a fantastic catchment area for both primary and secondary schools, and with local amenities nearby, this property is sure to popular so call now to avoid disappointment.

### Entrance Porch

Single glazed wood porch door.

### Entrance Hall

Double glazed front door, meter cupboard, radiator, understairs storage and laminate flooring.

### Lounge

15' 9" into bay x 13' 6" max ( 4.80m into bay x 4.11m max )  
UPVC double glazed bay window to front, UPVC double glazed bay window to side and laminate flooring. Shower, sink and WC.

### Dining Room

18' x 12' 4" ( 5.49m x 3.76m )  
Gas fire, radiator and carpet. UPVC double glazed patio door leads to the conservatory.

### Conservatory

10' 3" x 9' 4" ( 3.12m x 2.84m )  
UPVC patio doors and windows, electric power and laminate flooring.

### Kitchen

21' 9" x 9' 2" ( 6.63m x 2.79m )  
Comprising wall and base cabinets, sink, drainer and complementary work surfaces. Gas hob and oven, part tiled walls, plumbing for dishwasher and laminate flooring. UPVC double glazed window to side, UPVC double glazed window to rear and UPVC double glazed patio door to rear.

### Utility Room

9' 5" x 9' 4" ( 2.87m x 2.84m )  
Sink, plumbing for washing machine and electric power.

### Downstairs Wc

WC, sink, boiler, part tiling, laminate and UPVC double glazed window to side.

### First Floor Landing

Storage cupboard and carpet.

### Bedroom One

15' 3" x 13' 7" ( 4.65m x 4.14m )  
UPVC double glazed bay window to front, UPVC double glazed window to side, radiator and laminate flooring.

### Bedroom Two

14' 10" x 12' 2" ( 4.52m x 3.71m )  
UPVC double glazed window to rear, fitted wardrobes, radiator and laminate flooring.

### Bedroom Three

9' 6" x 9' 2" ( 2.90m x 2.79m )  
UPVC double glazed window to rear, radiator and laminate flooring.

### Bedroom Four

8' 9" x 7' 10" ( 2.67m x 2.39m )  
UPVC double glazed bay window to front, radiator and carpet.

### Bathroom

Comprising WC, sink, bath and electric shower. Tiled walls, towel radiator, laminate flooring and two UPVC double glazed windows to side.

### Second Floor

#### 2nd Floor Bedroom With Ensuite

21' 11" x 20' ( 6.68m x 6.10m )  
UPVC double glazed windows to side and rear, storage cupboard, two radiators and laminate flooring. Ensuite comprises WC, sink, shower, towel radiator, part tiled walls, tiled floor and loft storage.

### Outside

#### Rear Garden

Patio, grass area, brick built garage/shed with electric power and solar panels.



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## Broadway Avenue, WALLASEY

- Council Tax Band: E
- Semi-Detached Property
- Five Bedrooms, Two Reception Rooms
- Off Road Parking Available
- Highly Sought After Location

Tenure: Freehold EPC Rating: D

# £487,500



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110373 - 0004

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