









# welcome to

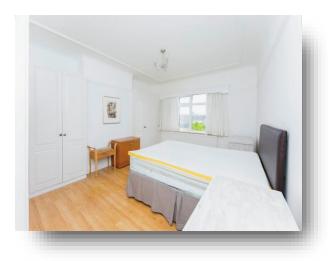
# **Broadway Avenue, WALLASEY**

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'  $9^{\text{m}}$  into bay x 13'  $6^{\text{m}}$  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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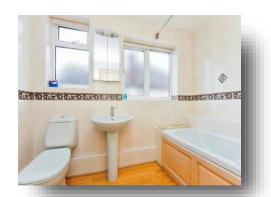
- Council Tax Band: E
- Semi-Detached Property
- Five Bedrooms, Two Reception Rooms
- Off Road Parking Available
- Highly Sought After Location

Tenure: Freehold EPC Rating: D

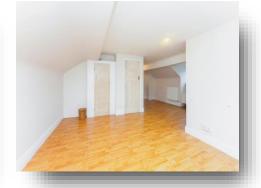
£487,500



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.focalaent.com









Please note the marker reflects the postcode not the actual property

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Property Ref: WAL110373 - 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.





0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE



jonesandchapman.co.uk

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