

Sherborne Road, Wallasey, CH44 2EY



## welcome to

# Sherborne Road, Wallasey

Jones and Chapman are proud to bring you this three bedroom detached bungalow property which is well presented and modern throughout. Call us today and book your viewing!













#### **Property Description**

Jones and Chapman are proud to bring you this three bedroom detached bungalow property which is well presented and modern throughout. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. The house itself consists of a spacious living / dining room, large double room at the front of the property, recently updated Kitchen, separate WC, two more double bedrooms and bathroom. There is also a driveway at the front of the property. Viewing is absolutely essential to appreciate the true potential of the property, so call us now to avoid disappointment!

#### **Entrance Porch**

UPVC double glazed front door and tiled floor.

#### **Entrance Hall**

Single glazed door, radiator and two storage cupboards.

#### Lounge

25' 1" x 13' 3" max (7.65m x 4.04m max) UPVC double glazed windows to front and two radiators.

#### Kitchen

#### 13' 6" x 8' 10" ( 4.11m x 2.69m )

Comprising wall and base cabinets, sink, drainer and complementary work surfaces. Gas hob and double oven. Radiator, part tiled walls and laminate flooring. UPVC double glazed window to side, UPVC double glazed window to rear and UPVC double glazed door to rear.

#### **Bedroom One**

15' 9" max x 8' 10" max ( 4.80m max x 2.69m max ) UPVC double glazed window to front, UPVC double glazed window to side, radiator and meter cupboard.

#### Bedroom Two

10' x 9' 10" (  $3.05m\ x\ 3.00m$  ) UPVC double glazed window to side and radiator.

#### **Bedroom Three**

11' 10" x 13' 3" ( 3.61m x 4.04m ) UPVC double glazed window to side and radiator.

#### Separate Wc

WC, wash hand basin, boiler, laminate floor and access to loft. UPVC double glazed window to side.

#### Bathroom

WC, wash hand basin inset of vanity unit with storage, and electric shower. Radiator, part tiled walls and UPVC double glazed window to side.

#### Outside

**Front Garden** Patio.

#### **Rear Garden**

Patio and wooden fences.



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



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### welcome to

## Sherborne Road, Wallasey

- Council Tax Band: D
- Detached Bungalow, Three Bedrooms
- Great Garden / Outdoor Space
- Off Road Parking Available
- Close to Local Amenities & Transport Links

Tenure: Freehold EPC Rating: D

# £325,000





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Property Ref:

WAL110430 - 0007

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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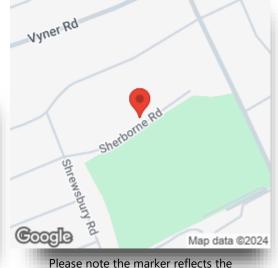
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postcode not the actual property