



Hawarden Avenue, WALLASEY, CH44 0AN

welcome to

Hawarden Avenue, WALLASEY

A fantastic family home. If you need low maintenance rear garden then look no further. With Artificial grass to the rear this is ideal space for a family to play and entertain. Book now to avoid disappointment.



Property Description

A fantastic family home. The property comprises entrance hall with understairs storage, Kitchen with fitted units and access to the garden. There are two light and bright reception rooms, the rear having French style door to the garden. To the first floor there are three bedrooms and a family bathroom.

Entrance Hall

UPVC double glazed door to front, understairs storage, radiator and laminate flooring.

Dining Room

12' 7" into bay x 11' 5" max (3.84m into bay x 3.48m max)
UPVC double glazed window to front, electric fire, radiator and laminate flooring.

Lounge

11' 8" x 11' 5" max (3.56m x 3.48m max)
Radiator, laminate flooring and UPVC double glazed French style door to rear.

Kitchen

8' 3" x 6' 3" (2.51m x 1.91m)
Comprising sink, electric hob and oven. Plumbing for washing machine. Boiler, part tiled walls and tiled flooring. UPVC double glazed window to side and UPVC double glazed patio door to rear.

Landing

Laminate flooring.

Bedroom One

12' 6" into bay x 11' 5" max (3.81m into bay x 3.48m max)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

6' 3" x 6' 2" (1.91m x 1.88m)
UPVC double glazed window to front, radiator and carpet.

Bathroom

WC, bath with overhead shower and sink. Towel radiator, tiled walls, tiled floor and UPVC double glazed window to side. Loft access.

Outside

Front Garden

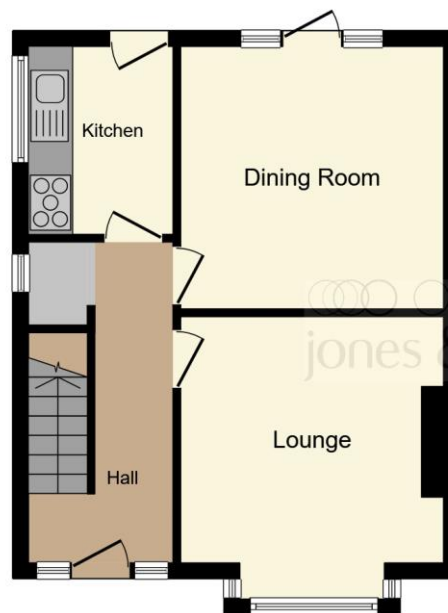
Small Courtyard.

Rear Garden

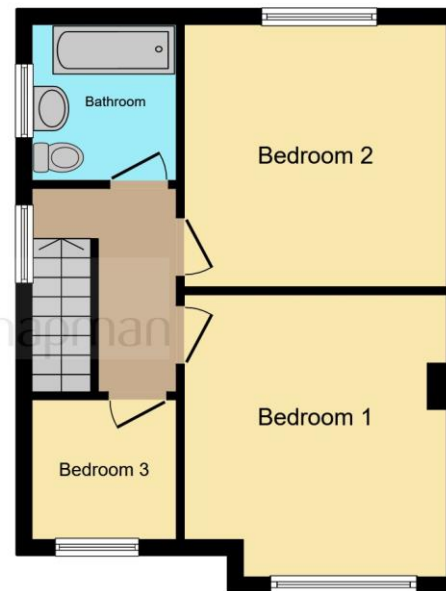
Patio, brick/wood fences and garage with power.

Garage

16' 2" x 9' 1" (4.93m x 2.77m)
Powered. Electric sockets. Fuse board.



Ground Floor



First Floor

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



view this property online jonesandchapman.co.uk/Property/WAL110415



welcome to

Hawarden Avenue, WALLASEY

- Council Tax Band: A
- Semi-detached House, Family House
- Low Maintenance Garden with Artificial Grass
- Three Bedrooms
- Two Reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL110415



Property Ref:
WAL110415 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk