



**Kingsway, Wallasey, CH45 4PN**

**welcome to**

**Kingsway, Wallasey**

No Chain! Situated in a sought-after part of Wallasey, this traditional semi-detached house offers impressively spacious accommodation inside as well as ample outdoor space. Early viewing is essential to avoid missing out!



### Agents Note

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

### Property Description

We are delighted to bring to market this incredible, traditional, semi-detached house situated in a highly sought-after part of Wallasey close to amenities, travel links and popular local schools. The property offers impressively spacious accommodation throughout that needs to be appreciated with an internal inspection. In brief the accommodation comprises entrance hall, spacious lounge, dining room, kitchen and downstairs toilet / utility room to the ground floor, whilst to the first floor are four well-proportioned bedrooms and a family bathroom. Externally the property has gardens to the front and rear, with the rear garden in particular being a good size and offering plenty of outside space to enjoy. The property also has a driveway. This lovely house is available with no onward chain and would make a fantastic family home. An early viewing is strongly advised in order to avoid disappointment!

### Entrance Hall

Composite door, wood framed single glazed window to side, radiator, meter cupboard and carpet.

### Lounge

16' 7 x 11' ( 4.88m x 3.35m )  
UPVC double glazed bay window to front, radiator and carpet.

### Dining Room

17' 2" x 12' 5" ( 5.23m x 3.78m )  
Gas fire, radiator, carpet and UPVC double glazed patio door to rear.

### Kitchen

15' x 8' 9" ( 4.57m x 2.67m )  
Comprising sink, gas hob and oven, and extractor. Dishwasher, storage cupboard, radiator and carpet. Two UPVC double glazed windows to side and UPVC double glazed patio door to rear.

### Utility Room

6' 10" x 4' 2" ( 2.08m x 1.27m )  
WC, sink, boiler and plumbing available for washing machine. Two UPVC double glazed windows to side.

### Bedroom One

13' 11" x 12' 5" ( 4.24m x 3.78m )  
UPVC double glazed bay window to front, radiator and carpet.

### Bedroom Two

14' 2" x 12' 5" ( 4.32m x 3.78m )  
UPVC double glazed window to rear, radiator and carpet.

### Bedroom Three

11' 3" into bay x 8' 5" ( 3.43m into bay x 2.57m )  
UPVC double glazed window to rear, radiator and carpet.

### Bedroom Four

10' 10" x 8' 10" ( 3.30m x 2.69m )  
UPVC double glazed window to front, radiator and carpet.

### Bathroom

Comprising WC, sink and electric shower. Towel radiator, tiled walls and carpet. Two UPVC double glazed windows to side.

### Outside

#### Front Garden

Grass area.

#### Rear Garden

Patio, grass area and brick walls.

#### Entrance Hall

Composite door, wood framed single glazed window to side, radiator, meter cupboard and carpet.



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welcome to  
**Kingsway, Wallasey**

- Council Tax Band: C
- Traditional Semi-Detached Property
- Four Bedrooms
- Spacious Rear Garden
- Off Road Parking Available

Tenure: Freehold EPC Rating: E

**£295,000**



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:  
WAL110530 - 0004

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