



**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. \*\*

## 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

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110530 - 0005

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