





Cavendish Road, Wallasey, CH45 2NX



# welcome to

# **Cavendish Road, Wallasey**

PERFECT FOR FAMILIES OR UPSIZERS! This beautiful, link-detached property could be for you! Call us today and book your viewing!













#### **Property Description**

Jones and Chapman are proud to bring you this four-bedroom link-detached property situated in an ever-popular location of New Brighton. The property is well presented throughout. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. For those with families you'll be in the catchment of sought after schools at the primary and senior levels. The house itself consists on the ground floor of spacious living room, separate reception room, large Kitchen and utility area. To the first floor are four generous bedrooms, and the family bathroom. Externally the house comes with a beautiful garden. Viewing is absolutely essential to appreciate the true potential of the house so call us now to avoid disappointment!

#### **Entrance Porch**

Wood framed single glazed door and tiled floor.

#### **Entrance Hall**

Single glazed wooden door, wood framed single glazed window to front, radiator and vinyl flooring.

#### Lounge

15' 1" x 11' 3" ( 4.60m x 3.43m )

UPVC double glazed bay window to front, log burner, radiator and carpet.

### **Dining Room**

14' 10" x 11' 1" ( 4.52m x 3.38m )

UPVC double glazed patio doors, radiator and carpet.

#### Kitchen

11' 4" x 10' 11" ( 3.45m x 3.33m )

Comprising gas hob and oven, radiator, tiled floors and UPVC double glazed patio doors.

### **Utility Room**

7' 8" x 7' 1" ( 2.34m x 2.16m )

Sink, plumbing for washing machine and wood framed single glazed window to side.

#### Landing

Wood framed single glazed window, carpet and loft access.

#### **Bedroom One**

14' 8" into bay x 11' 8" ( 4.47m into bay x 3.56m ) UPVC double glazed window to front, radiator and carpet.

#### **Bedroom Two**

14' 10" x 11' 1" max ( 4.52m x 3.38m max ) UPVC double glazed window to rear, radiator and laminate flooring.

#### **Bedroom Three**

10' x 9' 9" ( 3.05m x 2.97m )

UPVC double glazed window to rear, radiator, boiler and laminate flooring.

#### **Bedroom Four**

9' 10" x 7' 1" ( 3.00m x 2.16m )

UPVC double glazed window to front, radiator and laminate flooring.

#### **Bathroom**

Comprising WC, sink, electric shower and bath. Part tiled walls, radiator, vinyl flooring and UPVC double glazed window to side.

#### Outside

#### Rear Garden

Patio courtyard, brick built shed and brick walls.



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





## welcome to

## **Cavendish Road, Wallasey**

- Council Tax Band C
- Link Detached Property Four Bedrooms
- Well Presented Throughout
- Good Sized Garden
- Close to Local Amenities, Schools & Transport Links

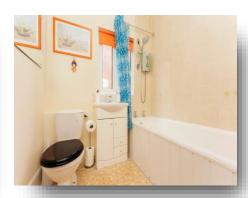
Tenure: Freehold EPC Rating: D

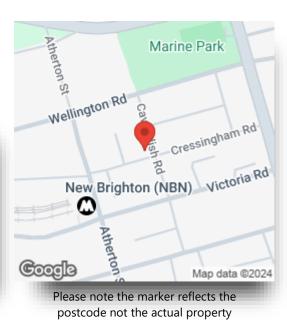
offers over

£300,000









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Property Ref: WAL110490 - 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.





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