



**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](http://www.focalagent.com)



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110490 - 0007

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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.

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