



**Arlington Road, Wallasey, CH45 3HX**

**welcome to**

**Arlington Road, Wallasey**

PERFECT FOR FAMILIES OR UPSIZERS! This could be the house for you! Ready to just drop your furniture in! Call us today and book your viewing!



### **Property Description**

Jones and Chapman are proud to bring you this three bedroom detached property situated in an ever-popular location of Wallasey Village. 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 open Kitchen/Dining room and utility room. To the first floor are three generous bedrooms, and the family bathroom. Externally the house comes with a beautiful rear garden and driveway to the front. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

### **Entrance Hall**

Composite double glazed front door, meter cupboard and laminate flooring.

### **Lounge**

20' 8" max x 15' 10" into bay ( 6.30m max x 4.83m into bay )

UPVC double glazed bay window to front, gas fire, radiator, under stairs storage and laminate flooring.

### **Dining Room**

9' 11" x 8' 1" ( 3.02m x 2.46m )

UPVC double glazed window to rear, UPVC double glazed patio door to rear, radiator and tiled floor.

### **Reception Room Three**

12' 6" x 12' max ( 3.81m x 3.66m max )

Radiator, laminate flooring and UPVC double glazed patio doors to rear.

### **Kitchen**

12' 11" x 7' 3" ( 3.94m x 2.21m )

Comprising sink, Leisure gas hob and oven and extractor. Tiled floor and UPVC double glazed window to rear.

### **Utility Room**

13' 1" x 7' 2" ( 3.99m x 2.18m )

Plumbing for washing machine, boiler, meter cupboard, tiled walls, tiled floor and UPVC double glazed window to rear.

### **Landing**

Carpet, loft access - half boarded.

### **Bedroom One**

15' 5" x 11' 8" into bay ( 4.70m x 3.56m into bay )

UPVC double glazed bay window to front, radiator, fitted wardrobes and carpet.

### **Bedroom Two**

12' 6" x 10' ( 3.81m x 3.05m )

UPVC double glazed window to rear, radiator, fitted wardrobes and carpet.

### **Bedroom Three**

9' 3" x 7' 4" ( 2.82m x 2.24m )

UPVC double glazed window to front, radiator, fitted wardrobes and carpet.

### **Bathroom**

Comprising WC, sink, bath and separate shower. Towel radiator, tiled walls, tiled floor and UPVC double glazed window to rear.

### **Outside**

#### **Rear Garden**

Patio, decked area and brick walls.



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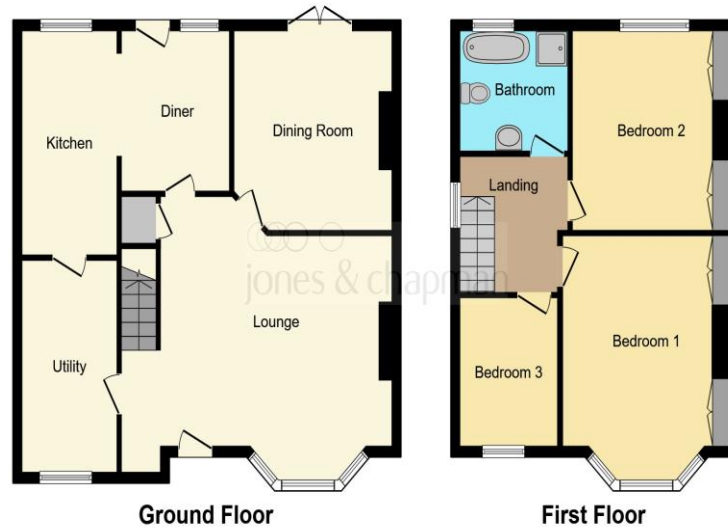
welcome to

## Arlington Road, Wallasey

- Council Tax Band: D
- Detached Property
- Three Bedrooms
- Off Road Parking Available
- Close to Transport Links Across Wirral & Liverpool

Tenure: Freehold EPC Rating: E

# £340,000



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:  
WAL110482 - 0002

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 jones & chapman



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