



**Manor Mews, WALLASEY, CH45 7HH**



**welcome to**

**Manor Mews, WALLASEY**

This could be the house for you! This converted church hall property boasts incredible high ceilings and an amazing open plan living / dining / kitchen space, 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 two bedroom mid terraced converted church hall property situated in an ever-popular location of Liscard. 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 two good sized bedrooms, family bathroom, separate WC and access to the rear garden. To the first floor is the open plan kitchen / dining / living space with incredible high ceilings. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

### Entrance Porch

Wood framed double glazed door to front, wood porch door, meter cupboard, radiator and laminate flooring.

### Open Plan Lounge/ Kitchen

34' 5" x 13' 8" ( 10.49m x 4.17m )

Lounge Area: Wood framed double glazed window to rear, gas fire, radiator and laminate flooring.

Kitchen Area: Sink, electric oven, gas hob and extractor. integrated fridge/freezer and wood framed double glazed window to front.

### Utility Room

6' 11" x 3' 1" ( 2.11m x 0.94m )

Plumbing for washing machine, part tiled walls and tiled floor.

### Downstairs Wc

WC, sink and vinyl flooring.

### Landing

#### Bedroom One

9' 2" x 7' 2" ( 2.79m x 2.18m )

UPVC double glazed window to front, radiator and carpet.

#### Bedroom Two

13' 10" x 10' 2" ( 4.22m x 3.10m )

Wood framed double glazed window to rear, wood framed double glazed door to rear, radiator and carpet.

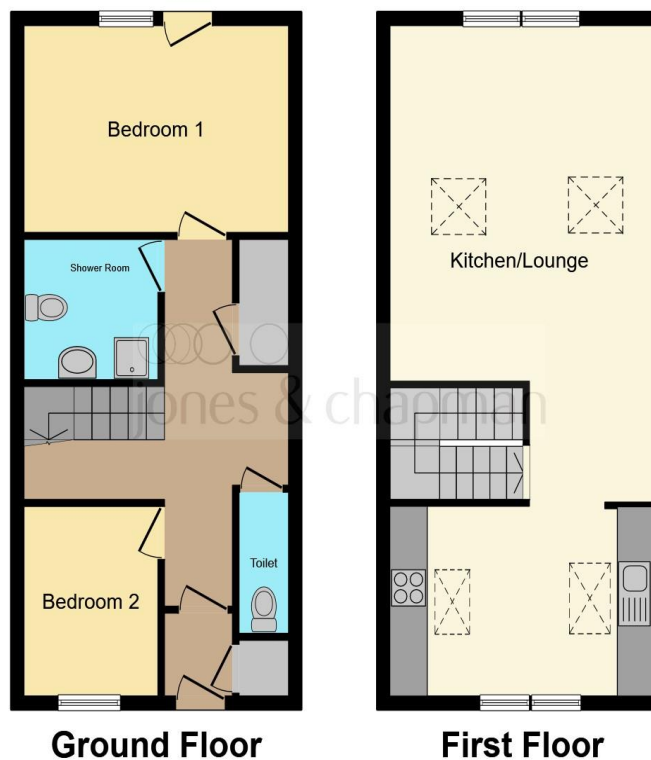
### Bathroom

Comprising WC, sink and shower. Towel radiator, tiled walls and tiled floor.

### Outside

#### Rear Garden

Decked area and wooden fences.



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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## **Manor Mews, WALLASEY**

- Council Tax Band: C
- Mid Terraced Property
- Converted Church Hall
- Two Bedrooms
- Well Presented & Modern Throughout

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110466 - 0005

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**jones & chapman**



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