



**Egremont Promenade, Wallasey, CH44 8BQ**

**welcome to**

**Egremont Promenade, Wallasey**

PERFECT FOR FAMILIES OR UPSIZERS! This could be the house for you! This property boasts 6 bedrooms and incredible views from the front of the property and garden of the promenade, River Mersey and Liverpool. 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 beautifully presented six bedroom semi-detached property situated on the promenade with incredible views from the front of the house of the River Mersey and Liverpool. 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, dining room, large Kitchen, store room and utility room. To the first floor are three generous double bedrooms a single bedroom, and the family bathroom. On the second floor are the fifth and sixth bedrooms. Externally the house comes with a beautiful tiered front garden looking out to the promenade and also a rear courtyard. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

## Entrance Porch

UPVC double glazed front door and tiled floor.

## Entrance Hall

Parquet floor, radiator and wood framed single glazed door.

## Lounge

15' 8" x 11' 5" plus bay ( 4.78m x 3.48m plus bay )  
UPVC double glazed bay window to front, UPVC double glazed window to side, log burner, radiator and wood floor.

## Dining Room

16' 11" x 12' 3" ( 5.16m x 3.73m )  
UPVC double glazed window to front, gas fire, radiator and wood floor.

## Kitchen

14' 8" x 11' 5" ( 4.47m x 3.48m )  
Comprising sink, gas hob and oven and plumbing for dishwasher. Part tiled walls, parquet floor, radiator and UPVC double glazed window to rear.

## Utility Room 1

11' 4" x 6' 10" ( 3.45m x 2.08m )  
Sink, radiator and parquet flooring. UPVC double glazed window to rear, UPVC double glazed window to side and UPVC double glazed patio door to side.

## Utility Room 2

7' 4" x 5' 6" ( 2.24m x 1.68m )  
Plumbing for washing machine, parquet floor and UPVC double glazed window to side.

## Landing

Carpet.

## Bedroom One

15' 6" into bay x 11' 5" ( 4.72m into bay x 3.48m )  
UPVC double glazed bay window to front, radiator and wood floor.

## Bedroom Two

16' 11" x 12' 4" ( 5.16m x 3.76m )  
UPVC double glazed window to front, radiator and laminate flooring.

## Bedroom Three

14' 7" x 12' 9" ( 4.45m x 3.89m )  
Wood framed single glazed window to rear, radiator, boiler and wood floor.

## Bedroom Four

7' 4" x 5' 7" ( 2.24m x 1.70m )  
UPVC double glazed window to side and laminate flooring.

## Bathroom

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

## Second Floor

### Separate Wc

WC, sink, part tiled walls and vinyl flooring.

## Bedroom 2nd Floor

16' x 11' 5" ( 4.88m x 3.48m )  
Wood framed single glazed window to front, radiator and laminate flooring.

## Bedroom 2nd Floor

Wood framed single glazed window to front, radiator and laminate flooring.

## Outside

### Front Garden

Tiered garden and decked area.

### Rear Garden

Patio courtyard and stone walls.

## Garage

22' 6" x 9' 11" ( 6.86m x 3.02m )  
Electric door, electric power, single glazed windows to side and rear and steel frame door to side.



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welcome to

## Egremont Promenade, Wallasey

- Council Tax Band: C
- Semi Detached Property
- Six Bedrooms
- Well Presented & Modern Throughout
- Incredible Location & Views

Tenure: Freehold EPC Rating: D

**£475,000**



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:  
WAL108832 - 0002

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