









welcome to

Sheen Road, Wallasey

Jones and Chapman are proud to bring you this ground floor apartment situated in an ever-popular location of New Brighton. Sure to go quickly so call us today and book your viewing!













Property Description

Jones and Chapman are proud to bring you this ground floor apartment situated in an ever-popular location of New Brighton. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. The property itself consists of a spacious living room, separate dining area, large Kitchen, bathroom, sun room and a good sized double bedroom. Externally the house comes with a beautiful courtyard. Viewing is essential to appreciate the true potential, so call us now to avoid disappointment!

Entrance Hall

Composite double glazed door, meter cupboard, carpet, radiator

Living Room

15' 1" x 12' 4" (4.60m x 3.76m)

UPVC double glazed window to front, gas fire, laminate flooring.

Dining Room

11' 6" x 11' 2" (3.51m x 3.40m)

UPVC double glazed patio doors to rear, radiator, vinyl floor

Kitchen

14' 3" x 5' 3" (4.34m x 1.60m)

UPVC double glazed windows to side, vinyl floor, part tiled walls, electric oven, electric hob and extractor, washing machine plumbing, sink.

Conservatory / Sun Room

8' 1" x 7' 11" (2.46m x 2.41m)

UPVC double glazed windows and door, two skylights, tiled floor.

Bedroom One

14' 7" x 12' 8" (4.45m x 3.86m) UPVC double glazed windows, fitted wardrobes, radiator and carpet.

Bathroom

Electric shower, sink, WC, radiator, vinyl floor, part tiled walls, UPVC double glazed window to rear.





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- Council Tax Band: A
- **Ground Floor Apartment**
- One Bedroom
- Rear Courtyard
- Close to Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000

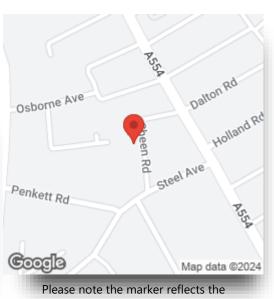


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com









postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL110512



Property Ref: WAL110512 - 0003 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 quidance 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.







jones & chapman

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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.