



Laburnum Road, Wallasey, CH45 5ES

welcome to

Laburnum Road, Wallasey

ATTENTION INVESTORS AND FIRST TIME BUYERS! Are you looking for a fabulous first home or excellent buy to let opportunity? This two bedroom ground floor apartment in a purpose-built complex could be perfect for you! Call us today to book a viewing!



Property Description

ATTENTION INVESTORS AND FIRST TIME BUYERS! Are you looking for a fabulous first home of excellent buy to let opportunity? This well presented and modern two bedroom ground floor apartment in a purpose-built complex, boasting allocated off-road parking and a close proximity to ever-popular New Brighton could be perfect for you! At just half a mile from beautiful Vale Park and just a seven minute drive from the leisure complex Marine Point and New Brighton promenade Moreover, it is close to bus and train routes into Liverpool City Centre and across the Wirral. Call us today to book a viewing!

Entrance Hall

Wood framed front door, Intercom, electric heater, storage cupboard housing boiler and tiled floor.

Open Plan Lounge/ Kitchen Area

20' 6" x 10' 10" (6.25m x 3.30m)

Lounge Area - Two UPVC double glazed windows to rear, electric heater and carpet. Kitchen Area - sink, electric hob and oven and extractor. Plumbing for washing machine, tiled floor.

Bedroom One

10' 8" x 10' 2" (3.25m x 3.10m)

UPVC double glazed window to front, electric heater and carpet.

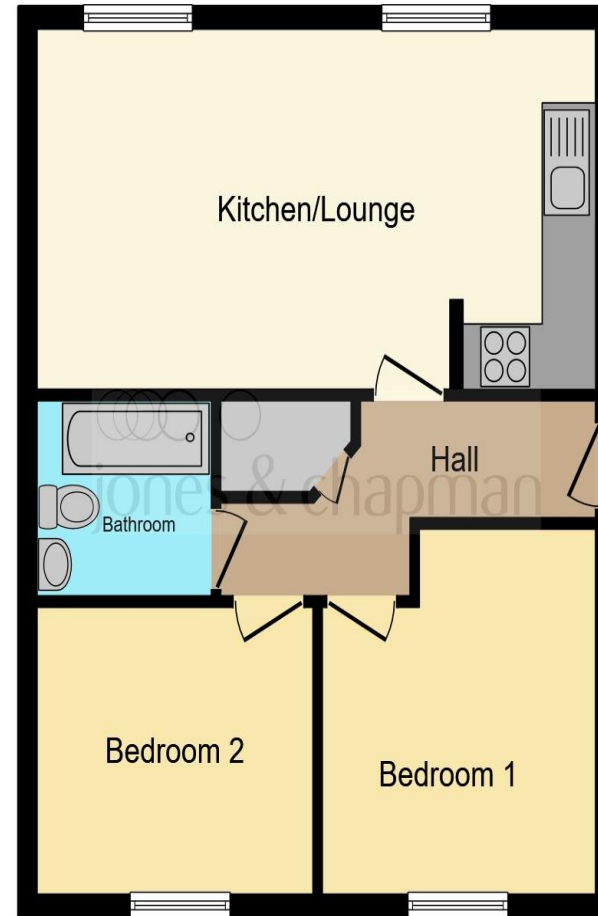
Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

UPVC double glazed window to front and carpet.

Bathroom

Comprising WC, sink and bath with electric shower. Part tiled walls, electric heater and laminate flooring.



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



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welcome to

Laburnum Road, Wallasey

- Council Tax Band: B
- Ground Floor Apartment
- Two Bedrooms
- Well Presented & Modern Throughout
- Close to Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110452 - 0002

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 guidance 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



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk