



Belvidere Road, WALLASEY CH45 4PT

welcome to

Belvidere Road, WALLASEY

PERFECT FOR FAMILIES OR UPSIZERS! This could be the house for you! Well presented and modern throughout, it is ready to just drop your furniture in! Call us today and book your viewing.



Jones and Chapman are proud to bring you this beautifully presented three bedroom semi-detached property. 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 dining room, kitchen and downstairs bathroom. To the first floor are three generous bedrooms, and the family bathroom. Externally the house comes with a good sized garden. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

Entrance Porch

Double glazed composite front door and tiled floor.

Entrance Hall

Wood framed single glazed door, meter cupboard, radiator and laminate flooring.

Lounge

14' 6" plus bay x 12' 11" (4.42m plus bay x 3.94m)
UPVC double glazed bay window to front, log burner, radiator and carpet.

Dining Room

12' 10" x 12' 1" (3.91m x 3.68m)
Radiator, carpet and UPVC double glazed patio door to rear

Kitchen

15' 5" x 7' 6" (4.70m x 2.29m)
Sink, gas hob and gas oven and extractor. Plumbing for washing machine, boiler, wall radiator and laminate flooring. Two Velux windows and UPVC double glazed door to side.

Landing

Carpet.

Bedroom One

11' 11" plus bay x 11' 8" (3.63m plus bay x 3.56m)
UPVC double glazed bay window to front, fitted wardrobes, radiator and carpet.

Bedroom Two

12' 9" x 12' 2" (3.89m x 3.71m)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

7' 11" x 6' 10" (2.41m x 2.08m)
UPVC double glazed window to front, radiator and laminate flooring.

Bathroom

WC, sink, bath and shower. Part tiled walls, towel radiator, vinyl floor and tiling. UPVC double glazed window to rear. Loft access.

Outside

Rear Garden

Patio, astro turf area - tiered, wooden fences and wood gate offering side access.



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



view this property online jonesandchapman.co.uk/Property/WAL110656



welcome to

Belvidere Road, WALLASEY

- Council Tax Band: C
- Semi Detached Property
- Three Bedrooms
- Well Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL110656](https://www.jonesandchapman.co.uk/Property/WAL110656)



Property Ref:
WAL110656 - 0004

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 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.

 jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk