



Delamere Grove, Wallasey, CH44 6NZ

welcome to

Delamere Grove, Wallasey

Property Address - 1 Delamere Grove, Wallasey, CH44 6NZ. We are acting in the sale of the above property and have received an offer of £70,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts.



Property Description

We are delighted to bring to market this end terraced house situated close to local schools, amenities and travel networks in Wallasey. The property offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief the accommodation comprises lounge, a kitchen/diner and bathroom to the ground floor. To the first floor are two well-proportioned bedrooms. Externally the property has a small walled courtyard. This property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment.

Entrance Hall

Wood frame single glazed door.

Lounge

12' 2" into bay x 10' 8" max (3.71m into bay x 3.25m max)
UPVC double glazed bay window to front, radiator, meter cupboard and carpet.

Dining Room

10' 8" max x 9' 3" (3.25m max x 2.82m)
Radiator and carpet.

Kitchen

10' 5" x 5' 4" (3.17m x 1.63m)
Sink, gas hob and extractor and oven. Plumbing for washing machine. Part tiled walls, vinyl floor and Velux.

Bedroom One

10' 7" max x 10' 4" (3.23m max x 3.15m)
UPVC double glazed window to front, radiator and carpet.

Bedroom Two

9' 1" x 7' 8" (2.77m x 2.34m)
UPVC double glazed window to rear, radiator and carpet.

Bathroom

WC, sink and bath with overhead shower. Part tiled walls, radiator and boiler. UPVC double glazed window to rear.

Outside

Rear Garden

Patio, brick walls and wooden gate providing rear access.



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welcome to

Delamere Grove, Wallasey

- Council Tax Band: A
- Two Bedroom End Terraced Property
- No Onward Chain
- Ideal for First Time Buyers or Investors.
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: C

£70,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL110696](https://www.jonesandchapman.co.uk/Property/WAL110696)



Property Ref:
WAL110696 - 0005

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.

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