



Clarence Road, Wallasey, CH44 9ET

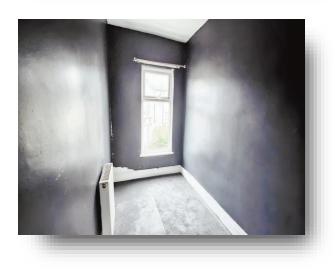


welcome to

Clarence Road, Wallasey

This deceptively spacious, traditional property does require some updating however offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal first time buy or investment and a viewing is essential!













Property Description

We are delighted to bring to market this mid terraced house situated close to local schools, amenities and travel networks. The property does require some updating but offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief, the accommodation comprises entrance hall, living room and open plan dining / kitchen area to the ground floor. To the first floor are three bedrooms and a bathroom. Externally the property has a good sized yard. This property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment.

Entrance Vestibule

UPVC double glazed front door and carpet.

Entrance Hall

Wood framed single glazed door, radiator and carpet.

Lounge

15' 10" into bay x 12' max (4.83m into bay x 3.66m max) UPVC double glazed bay window to front, radiator, meter cupboard and carpet.

Dining Room

13' 11["] x 11' 1" max (4.24m x 3.38m max) UPVC double glazed window to rear, radiator, boiler and carpet.

Kitchen

10' 4" x 6' 1" (3.15m x 1.85m) Sink, electric oven and hob and cooker hood. Tiled walls, tiled floor and UPVC double glazed patio door to rear.

Landing

Carpet and loft access.

Bedroom One

15' 9" into bay x 11' 5" max (4.80m into bay x 3.48m max) UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

13' 11" x 12' max (4.24m x 3.66m max) UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

 $9^{\circ}\,$ x $6^{\circ}\,1^{\rm m}$ (2.74m x 1.85m) UPVC double glazed window to front, radiator and carpet.

Bathroom

WC, sink and bath. Towel radiator, part tiled walls and vinyl flooring. UPVC double glazed window to rear.

Outside

Rear Garden

Patio courtyard and brick walls.



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.fccalagent.com





welcome to

Clarence Road, Wallasey

- Council Tax Band: A
- Mid Terraced Property
- Three Bedrooms
- Perfect First Time Buy, No Onward Chain
- Close to Local Amenities, Schools & Transport Links

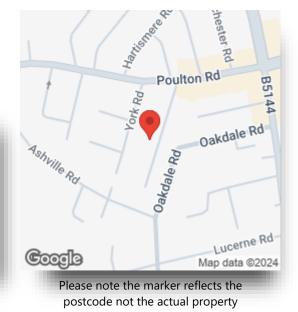
Tenure: Freehold EPC Rating: C

£125,000









view this property online jonesandchapman.co.uk/Property/WAL109973



Property Ref: WAL109973 - 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.

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