



**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' x 6' 1" ( 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.focalagent.com](http://www.focalagent.com)



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## 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



Please note the marker reflects the postcode not the actual property

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