



Rowson Street, WALLASEY, CH45 2LU

welcome to

Rowson Street, WALLASEY

Jones and Chapman are delighted to bring you this five bedroom, three storey house situated in a highly sought after location. Perfect for upsizers! Close to local amenities, schools and transport links. Call us now to avoid missing out!



Property Description

Jones and Chapman are proud to bring you this stunning five bedroom semi-detached house situated in the idyllic location of New Brighton. Briefly, this house consists of a large lounge to the front of the property, second reception room, kitchen and downstairs bathroom. Upstairs on the first floor, you will find four generous bedrooms and a family bathroom. On the Second floor you will find a large fifth bedroom, and two additional rooms previously used as a kitchen and living room. Externally there is a patio courtyard. Underneath the property is ample storage space in the cellar. In a fantastic catchment area for both primary and secondary schools, with local amenities and transport links nearby, this property is sure to popular so call now to avoid disappointment.

Cellar

16' 2" x 14' 11" (4.93m x 4.55m)
Gas meter, boiler and fuse board.

Entrance Hall

Laminate flooring.

Lounge

16' 11" into bay x 16' 1" (5.16m into bay x 4.90m)
UPVC double glazed bay window to front, radiator and laminate flooring.

Dining Room

11' 5" x 10' 3" (3.48m x 3.12m)
UPVC double glazed window to rear, radiator and carpet.

Kitchen

14' 7" x 10' 7" (4.45m x 3.23m)
Comprising sink, electric oven, gas hob and extractor. Plumbing for dishwasher, laminate flooring, UPVC double glazed window to rear and UPVC double glazed patio door to side.

Utility Room

8' 3" x 5' 9" (2.51m x 1.75m)
Plumbing for washing machine and laminate flooring.

Downstairs Bathroom

WC, sink, and shower. Towel radiator, part tiled walls, laminate flooring and single glazed wood framed door to rear.

First Floor Landing

Loft access - into the ceiling, boarded and Velux skylight.

Bedroom Two

15' x 10' 3" (4.57m x 3.12m)
UPVC double glazed window to rear and radiator.

Bedroom Three

11' 1" x 10' 3" (3.38m x 3.12m)
UPVC double glazed window to rear, radiator and carpet.

Bedroom One

16' 1" x 14' 10" (4.90m x 4.52m)
UPVC double glazed bay window to front, radiator and carpet.

Storage Area

11' 9" x 7' 1" (3.58m x 2.16m)
Storage Area.

Bathroom

WC, sink and bath. Towel radiator, part tiled walls, laminate flooring and two UPVC double glazed windows to side.

Second Floor Accommodation

Kitchen Room

Base units, sink, radiator, vinyl flooring and UPVC double glazed window to front.

Living Room

13' 10" x 12' 7" (4.22m x 3.84m)
UPVC double glazed window to front, radiator and carpet.

2nd Floor Bedroom

15' 4" x 10' 8" (4.67m x 3.25m)
Two UPVC double glazed radiators to rear, radiator and carpet.

Outside

Rear Garden

L-shaped courtyard, astro turf, brick walls and wooden gate offering side access.



view this property online jonesandchapman.co.uk/Property/WAL110003



welcome to

Rowson Street, WALLASEY

- Council Tax Band: B
- Semi Detached Property
- Five Bedrooms
- Ideal Family Home
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: B



£210,000

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



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL110003](https://www.jonesandchapman.co.uk/Property/WAL110003)



Property Ref:
WAL110003 - 0006

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