



**23a Stoneby Drive, WALLASEY, CH45 0LG**

**welcome to**

**23a Stoneby Drive, WALLASEY**

PERFECT FOR FIRST TIME BUYERS, SMALL FAMILIES OR INVESTORS!!!! This could be the property for you! Ready to just drop your furniture in! Call us today and book your viewing!



## Property Description

Jones and Chapman are proud to bring you this beautifully presented and modern three bedroom upper floor apartment situated in New Brighton. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. For those with families you'll be in the catchment of sought after schools at the primary and senior levels. The apartment itself consists of a beautiful and spacious open plan living /dining/ kitchen with Juliet balcony, two generous double bedrooms, one single bedroom, and the family bathroom. On the second floor is ample space for storage. Being sold with 50% share of the Freehold! Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

### Open Plan Lounge/ Kitchen

28' 11" x 12' 1" max ( 8.81m x 3.68m max )  
Radiator, laminate flooring and UPVC double glazed window to front. Sink, electric hob and extractor and oven. Plumbing for washing machine, integrated fridge/freezer, part tiled walls and UPVC double glazed patio doors to rear leading out to the Juliet balcony.

### Bedroom One

10' 5" x 10' 4" ( 3.17m x 3.15m )  
UPVC double glazed window to rear, radiator, boiler housed in cupboard and carpet.

### Bedroom Two

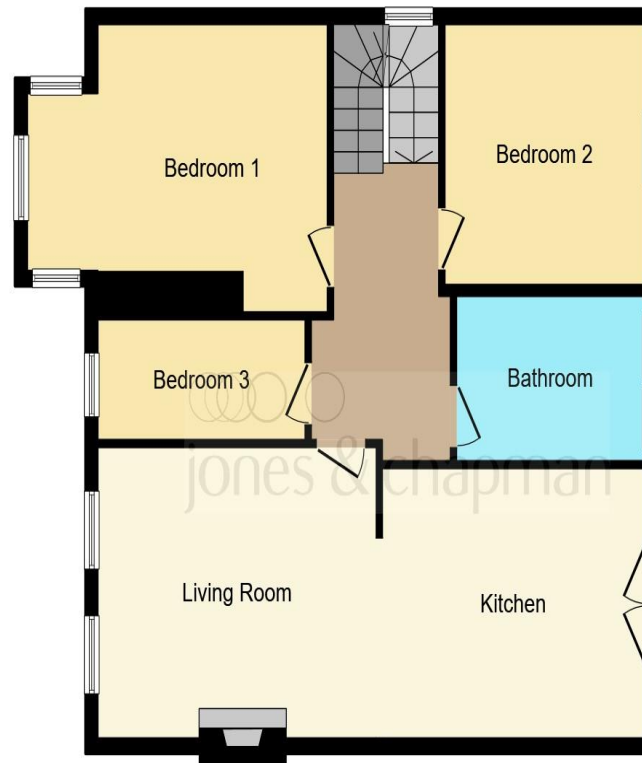
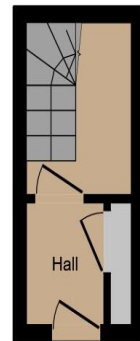
15' 3" x 12' 6" ( 4.65m x 3.81m )  
UPVC double glazed window to front, radiator, fitted wardrobe and carpet.

### Bedroom Three

10' 11" x 6' 1" ( 3.33m x 1.85m )  
UPVC double glazed window to front, radiator and carpet.

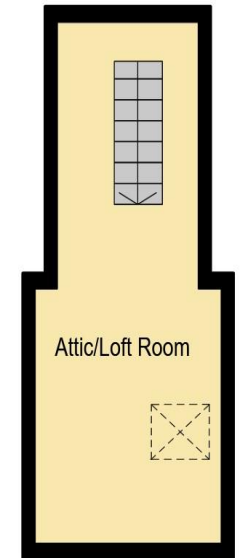
### Bathroom

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



Ground Floor

First Floor



Second Floor

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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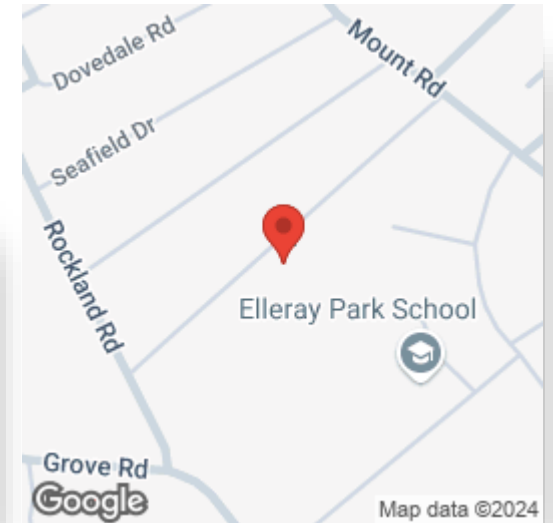
## 23a Stoneby Drive, WALLASEY

- Council Tax Band: A
- Upper Floor Apartment, Three Bedrooms
- Being sold with 50% share of the Freehold
- Beautifully Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110740 - 0002

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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.

  
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