



Urmson Road, Wallasey, CH45 7LQ

welcome to

Urmson Road, Wallasey

Jones and Chapman are delighted to bring you this two bedroom, three storey house situated in a highly sought after location. 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 two bedroom semi-detached house situated in the idyllic location of Liscard. The property does require some updating / renovation but could make an incredible family home! Briefly, this house consists of a large lounge to the front of the property and open plan dining / kitchen area to the rear. Upstairs on the first floor, you will find two generous bedrooms and a family bathroom. The property also boasts a large cellar space, currently consisting of three good sized rooms that could be converted into additional living space. Externally there is a large patio courtyard. In a fantastic catchment area for both primary and secondary schools, with local amenities and transport links nearby, this property is sure to be popular so call now to avoid disappointment!

Entrance Hall

UPVC double glazed door, solar panel control, radiator and carpet.

Lounge

14' 3" into bay x 11' 8" max (4.34m into bay x 3.56m max)

UPVC double glazed bay window to front, gas fire, radiator, meter cupboard and carpet.

Dining Room

12' 11" x 10' 3" max (3.94m x 3.12m max)

UPVC double glazed window to rear, gas fire, radiator and carpet.

Kitchen

8' 9" x 6' 6" (2.67m x 1.98m)

Sink, part tiled walls, vinyl flooring and UPVC double glazed window to rear.

Basement

14' 7" x 11' 11" (4.45m x 3.63m)

Basement.

Office

8' 11" x 6' 10" (2.72m x 2.08m)

Boiler and UPVC double glazed window to rear.

Laundry Room

12' 6" x 10' 3" (3.81m x 3.12m)

Sink, UPVC double glazed window to rear and UPVC half double glazed door to rear.

Bedroom One

16' 4" max x 12' 3" max (4.98m max x 3.73m max)

Two UPVC double glazed windows to front, two fitted storage, radiator and carpet.

Bedroom Two

13' x 10' 2" max (3.96m x 3.10m max)

UPVC double glazed window to rear, radiator and carpet.

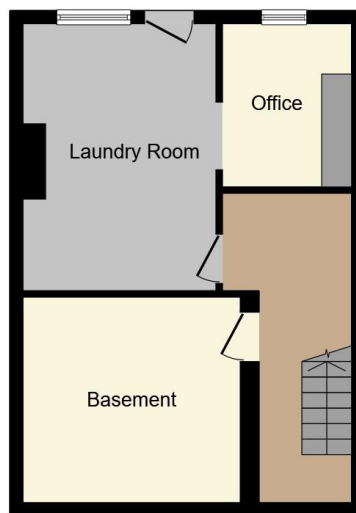
Bathroom

WC, sink and bath with electric shower. Radiator, airing cupboard, vinyl flooring and UPVC double glazed window to rear.

Outside

Rear Garden

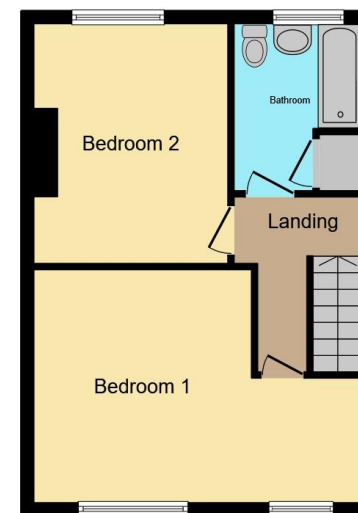
Patio courtyard, brick walls and wooden gate offering side access.



Basement



Ground Floor



First 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



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welcome to

Urmson Road, Wallasey

- Council Band: A
- End Terraced Property
- Two Bedrooms
- Requires Updating but Perfect Project / Family Home
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: C

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110766 - 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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