



Tudor Avenue, Wallasey, CH44 6PA

welcome to

Tudor Avenue, Wallasey

23 Tudor Avenue, Wallasey, CH44 6PA.

We are acting in the Sale of the above property and have received an offer of £70,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.



Property Description

We are delighted to bring to market this mid terraced house situated close to local schools, amenities and travel networks in Wallasey. The property offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief the accommodation comprises lounge, dining room, kitchen and utility area to the ground floor. To the first floor are two well-proportioned bedrooms and family bathroom. Externally the property has a small walled courtyard. This property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment.

Entrance Hall

Wooden door, radiator and carpet.

Lounge

13' 7" into bay x 10' 6" max (4.14m into bay x 3.20m max)
UPVC double glazed bay window to front, meter cupboard and carpet.

Dining Room

11' 3" x 10' 11" max (3.43m x 3.33m max)
UPVC double glazed window to rear, under stairs storage, radiator and carpet.

Kitchen

8' 10" x 6' 8" (2.69m x 2.03m)
Sink, electric oven and gas hob. Part tiled walls, boiler, vinyl flooring and UPVC double glazed windows to rear and side.

Utility Room

7' 10" x 5' 4" (2.39m x 1.63m)
UPVC double glazed window to side, part tiled walls and vinyl flooring.

Landing

Carpet and loft access.

Bedroom One

12' 10" x 11' 1" (3.91m x 3.38m)
Two wood framed single glazed windows to front, two fitted storage, radiator and carpet.

Bedroom Two

11' 4" x 8' 8" max (3.45m x 2.64m max)
UPVC double glazed windows to rear, radiator and carpet.

Bathroom

WC, sink and bath with electric shower. Part tiled walls, carpet and UPVC double glazed window to rear.

Outside

Rear Garden

Patio courtyard, brick walls and wooden gate providing rear access.



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welcome to

Tudor Avenue, Wallasey

- Council Tax Band: A
- Two Bedroom Mid Terraced Property
- No Onward Chain
- Ideal for First Time Buyers or Investors
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: C

£70,000

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Property Ref:
WAL110813 - 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.

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.



Please note the marker reflects the
postcode not the actual property


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