



Egerton Street, Wallasey, CH45 2LR

welcome to

Egerton Street, Wallasey

PERFECT FOR FIRST TIME BUYERS OR FAMILIES! Look no further than this beautifully presented 3 Bedroom Mid-Terraced Home. Situated on a Quiet Residential Street opposite the Tower Grounds and a stone's throw from New Brighton Promenade. A Viewing is Essential to truly appreciate the size. Call Today!!



Property Description

Jones and Chapman are delighted to bring to market this beautifully presented three bedroom Mid-Terraced house situated in the ideal location of Egerton Street. The property itself contains an entrance porch and hallway that leads into the large main lounge and dining room. Beyond the lounge is the kitchen. Upstairs the property consists of two large double bedrooms, the family bathroom and a single bedroom. Externally the house comes with a pleasant courtyard. Viewings are essential to truly take in what a fantastic property this is. Call us today, or pop into branch, to arrange a viewing!

Entrance Porch

UPVC double glazed front door and laminate flooring.

Entrance Hall

Wood framed single glazed door, radiator and laminate flooring.

Lounge

13' 2" into bay x 12' 6" max (4.01m into bay x 3.81m max)
UPVC double glazed bay window to front, meter cupboard, radiator and laminate flooring.

Dining Room

11' 11" x 11' 3" max (3.63m x 3.43m max)
UPVC double glazed windows to rear, radiator and laminate flooring.

Kitchen

13' 2" x 6' 8" (4.01m x 2.03m)
Sink, electric oven, gas hob and cooker-hood. Plumbing for washing machine, part tiled walls, tiled floor, UPVC double glazed windows to side and rear and UPVC double glazed window to side.

Landing

Loft access and carpet.

Bedroom One

11' 5" max x 11' 5" max (3.48m max x 3.48m max)
UPVC double glazed window to front, radiator and carpet.

Bedroom Two

12' x 11' 4" max (3.66m x 3.45m max)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

8' 5" x 6' 11" (2.57m x 2.11m)
UPVC double glazed window to front, radiator and carpet.

Bathroom

WC, sink and electric shower. Radiator, storage cupboard housing boiler, vinyl flooring and UPVC double glazed window to side.

Outside

Rear Garden

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



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

Egerton Street, Wallasey

- Council Tax Band: A
- NO CHAIN
- 3 Bedroom Mid-Terraced Property
- Prime New Brighton Location
- Beautifully Presented & Modern Throughout

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110811 - 0007

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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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