









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!!

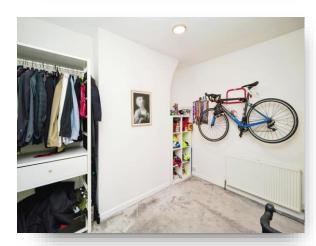












Property Description

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" $\max (3.48 m \max x 3.48 m \max x)$ 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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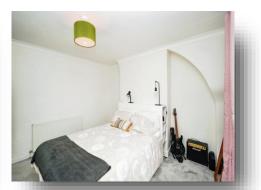
- Council Tax Band: A
- **NO CHAIN**
- 3 Bedroom Mid-Terraced Property
- Prime New Brighton Location
- Beautifully Presented & Modern Throughout

Tenure: Freehold EPC Rating: D

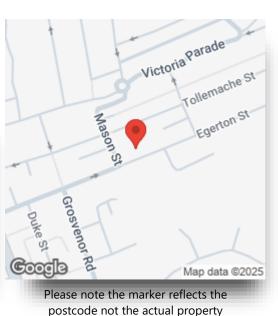
offers over

£200,000









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Property Ref: WAL110811 - 0007 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 quidance 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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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.