



Tavistock Road, Wallasey, CH45 3JP

welcome to

Tavistock Road, Wallasey

This three bedroom semi-detached house is perfect for upsizers, families or investors who are looking for a renovation project to turn into the perfect home. This property surely won't be around for long so call now to avoid disappointment!



Agent's Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Property Description

Jones and Chapman are delighted to bring you this three bedroom semi-detached home situated in the highly sought after location of Tavistock Road. Offering two great reception rooms, a large kitchen and good-sized back garden. Upstairs are two large double bedrooms, a single bedroom and family bathroom. Located in an excellent catchment area for both Primary and Secondary schools. The property does require a renovation but could make the ideal family home. Sure to be a popular property, call us today or pop into the Wallasey Branch to arrange a viewing!

Entrance Hall

Double glazed steel framed door, radiator, under stairs storage, meter cupboard and carpet.

Lounge

14' 8" into bay x 11' 10" max (4.47m into bay x 3.61m max)
UPVC double glazed bay window to front, radiator and carpet.

Dining Room

13' 11" x 11' 6" max (4.24m x 3.51m max)
Gas fire, carpet and UPVC double glazed door to rear.

Kitchen

19' 10" x 6' 8" max (6.05m x 2.03m max)
Sink, electric oven, gas hob and cooker-hood. Plumbing for washing machine, boiler, part tiled walls and vinyl flooring. Two UPVC double glazed windows to side.

First Floor Landing

UPVC double glazed window to side, carpet and loft access.

Bedroom One

14' 4" into bay x 11' 10" max (4.37m into bay x 3.61m max)
UPVC double glazed bay window to front and carpet.

Bedroom Two

14' x 11' 2" max (4.27m x 3.40m max)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

9' 4" plus bay x 6' 5" (2.84m plus bay x 1.96m)
UPVC double glazed bay window to front, UPVC double glazed window to side and carpet.

Separate Wc

WC, vinyl flooring and UPVC double glazed window to side.

Bathroom

Sink, electric shower, radiator, carpet and UPVC double glazed window to rear.

Outside

Rear Garden

Patio - tiered, grass area and wooden fences.

Outbuilding

Double wooden doors and wood framed single glazed window to side.



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

Tavistock Road, Wallasey

- Council Tax Band: C
- Semi Detached Property
- Three Bedrooms
- In Need of Renovation / Updating
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: E

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110824 - 0003

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.


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