



Sandcliffe Road, Wallasey, CH45 3JH

welcome to

Sandcliffe Road, Wallasey

PUBLIC NOTICE. ADDRESS 25 Sandcliffe Road, Wallasey, CH45 3JH. We are acting in the sale of the above property and have received an offer of £210,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C



Property Description

Jones and Chapman are delighted to bring you this mid detached home situated in the highly sought after location of Sandcliffe Road. Offering two great reception rooms, a large kitchen, separate utility area, downstairs toilet and good-sized back garden. Upstairs are two large double bedrooms along with another good-sized double bedroom, a single bedroom and family bathroom. Located in an excellent catchment area for both Primary and Secondary schools and close to the amenities and transport links of Wallasey Village. The property does require some TLC but would 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 Porch

UPVC double glazed door to front, meter cupboard and tiled floor.

Entrance Hall

Wood framed single glazed door, radiator and laminate flooring.

Lounge

14' 2" into bay x 14' (4.32m into bay x 4.27m)
UPVC double glazed bay window to front, gas fire, radiator and laminate flooring.

Dining Room

16' 5" x 10' 4" (5.00m x 3.15m)
Radiator, log burner, laminate flooring and UPVC double glazed door to rear

Kitchen

11' 5" x 10' 2" (3.48m x 3.10m)
Sink, electric oven, electric hob and cooker-hood. Part tiled walls, radiator, laminate flooring and UPVC double glazed window to rear.

Utility Room

6' 4" x 5' 9" (1.93m x 1.75m)
Plumbing for washing machine, laminate flooring, UPVC double glazed window to side and UPVC patio doors to side.

Downstairs Wc

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

First Floor Landing

Radiator, carpet and Loft access.

Bedroom One

14' 8" into bay x 14' max (4.47m into bay x 4.27m max)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

14' 4" x 10' 4" max (4.37m x 3.15m max)
UPVC double glazed window to rear, radiator, storage cupboard and laminate flooring.

Bedroom Three

11' 7" max x 8' 8" max (3.53m max x 2.64m max)
UPVC double glazed window to rear, radiator and wood floor.

Bedroom Four

8' 11" x 6' 7" (2.72m x 2.01m)
UPVC double glazed window to front, radiator and wood floor.

Bathroom

WC, sink and bath with overhead shower. Towel radiator, part tiled walls, vinyl flooring and UPVC double glazed window to rear.

Outside

Rear Garden

Astro turf, brick walls and wooden gate providing rear access.



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welcome to

Sandcliffe Road, Wallasey

- Council Tax Band: B
- Mid Terraced Property
- Four Bedrooms
- No Onward Chain
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL110932 - 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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