



Holland Road, Wallasey, CH45 7RB

welcome to

Holland Road, Wallasey

Jones and Chapman are delighted to bring you this five bedroom house situated in a highly sought after river road of Wallasey. Beautifully Presented and not likely to be on the market long, so call us now to avoid missing out!



Property Description

Jones and Chapman are proud to bring you this incredible double fronted five bedroom semi-detached house situated in the idyllic location of Holland Road. A stones throw from New Brighton Promenade and scenic views of Liverpool, this beautifully presented and modern property will truly make you feel at home. The standard of finish is a real testament to the current owners. Briefly, this house consists of two large lounge rooms at the front of the property, a large open plan kitchen / dining space and downstairs toilet / utility room. Upstairs on the first floor, you will find the master bedroom, two more double bedrooms, a smaller but still generous sized fourth bedroom and the family bathroom. On the Second floor you will find the fifth bedroom and access to the loft space. Externally there is a good sized garden to the rear and driveway to the front with an EV charging point. The property also has solar panels for electrics and water heating. In a fantastic catchment area for both primary and secondary schools, local amenities nearby and a short walk to Vale Park, this property is sure to popular so call now to avoid disappointment.

Entrance Hall

Wood framed single glazed door, radiator, meter cupboard and carpet.

Lounge

13' 11" plus bay x 11' 11" (4.24m plus bay x 3.63m)
UPVC double glazed bay window to front, open fire, radiator and wood floor.

Dining Room

12' 5" x 11' 11" (3.78m x 3.63m)
Radiator, laminate flooring and UPVC double glazed doors to rear.

Reception Room Three

17' 6" into bay x 11' 11" (5.33m into bay x 3.63m)
UPVC double glazed bay window to front, log burner and wood floor.

Kitchen

8' 9" x 7' 11" (2.67m x 2.41m)
Sink, electric oven, electric hob and cooker-hood.
Laminate flooring and UPVC double glazed window to rear.

Utility Room

8' 6" x 8' 1" (2.59m x 2.46m)
Plumbing for washing machine, boiler and UPVC double glazed window to rear.

Downstairs Wc

WC, sink, tiled walls, tiled floor and UPVC double glazed window to side.

First Floor Landing

Bedroom One

17' x 16' 2" into bay (5.18m x 4.93m into bay)
UPVC double glazed bay window to front, UPVC double glazed window to front, radiator and carpet.

Bedroom Two

15' 6" x 12' (4.72m x 3.66m)
UPVC double glazed window to front, radiator and carpet.

Bedroom Three

12' 6" x 11' 11" (3.81m x 3.63m)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)
UPVC double glazed window to rear, radiator and carpet.

Bathroom

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

Second Floor

Second Floor Bedroom

UPVC double glazed window to rear, radiator and carpet.

Loft

Access by Loft ladder, part boarded and inverter for Solar.

Outside

Rear Garden

Indian stone and wooden fences.

Agent's Note

Please be advised there is a small yearly rent charge.
For more details contact the Agent.



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welcome to

Holland Road, Wallasey

- Council Tax Band: B
- Double Fronted Semi Detached Property
- Five Bedrooms
- Beautifully Presented Throughout
- Off Road Parking Available - Driveway

Tenure: Freehold EPC Rating: D

£400,000



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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Property Ref:
WAL110853 - 0003

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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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