



**Magazine Brow, WALLASEY, CH45 1HP**



*welcome to*

## **Magazine Brow, WALLASEY**

This beautiful five-bedroom Edwardian period property in the conservation area of Magazine Brow is one not to be missed! With incredible views and spacious accommodation, it would make the perfect family home. Call us today or pop into branch to arrange your viewing!



### Property Description

Jones and Chapman are proud to bring you this incredible five-bedroom semi-detached Edwardian house situated in the idyllic location of the Magazine Brow conservation area, as close as you could ever be to New Brighton Promenade with incredible views of the River Mersey and Liverpool. A highly sought after location but rarely available. The house itself consists on the ground floor two reception rooms, kitchen, utility room and WC. On the lower floor you will find two generous rooms ideal for entertaining or spending the summer days and lead out to the garden. On the first floor, you will find two family bathrooms, a spacious master bedroom and another spacious double bedroom. On the second floor, you will find two more, generous double bedrooms, and one single bedroom / study or box room with potential to be a bathroom. Externally you will find the garage, a side garden leading to the entrance of the property with plenty of potential for off road parking, a smaller walled courtyard garden at the front of the house and good-sized terraced walled garden with wonderful views of the Liverpool skyline and the River Mersey. The property is an ideal family home. In a fantastic catchment area for both primary and secondary schools, local amenities nearby and a short walk to Vale Park, Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

### Lounge

16' into bay x 11' 10" ( 4.88m into bay x 3.61m )  
UPVC double glazed bay window to front, two original stained-glass wood framed, single glazed windows to side, electric fire, radiator and wood floor.

### Dining Room

13' 11" x 12' ( 4.24m x 3.66m )  
UPVC double glazed door to front leading to wooden balcony, radiator and wood floor.

### Kitchen

10' 10" x 9' 10" ( 3.30m x 3.00m )  
Sink, electric oven, gas hob and plumbing for washing machine. Part tiled walls, vinyl flooring and UPVC double glazed window to rear.

### Utility Room

10' 1" x 6' ( 3.07m x 1.83m )  
Sink, tiled floor and original stained-glass wood framed single glazed window.

### Downstairs Wc

WC, sink, radiator, laminate flooring and wood framed single glazed window to side.

### Bathroom (mid Landing)

WC, sink, vinyl flooring and original stained-glass wood framed, single glazed windows.

### First Floor Landing

Airing cupboard with radiator, carpet.

### Bedroom One

12' 11" x 11' 10" ( 3.94m x 3.61m )  
Two UPVC double glazed windows to front, original stained-glass wood framed single glazed window to side, radiator and carpet.

### Bedroom Two

14' 2" x 12' 2" ( 4.32m x 3.71m )  
UPVC double glazed window to rear, radiator, fitted wardrobes and carpet.

### Bathroom

WC, sink and bath with overhead shower. Fitted storage, vinyl flooring and UPVC double glazed window to front.

### Family Shower Room

WC, Sink and shower, radiator, vinyl flooring and UPVC double glazed window to front.

### Second Floor

#### Bedroom Three

12' 2" x 11' 5" ( 3.71m x 3.48m )  
UPVC double glazed window to front, radiator, fitted wardrobe and carpet.

#### Bedroom Four

10' 2" x 8' 7" ( 3.10m x 2.62m )  
UPVC double glazed window to front, loft access, radiator, fitted wardrobe and carpet.

#### Bedroom Five

11' 9" x 10' ( 3.58m x 3.05m )  
UPVC double glazed window to front, radiator, fitted wardrobe, carpet and original stained-glass wood framed single glazed window to side.

### Outside

#### Front Garden

Tiled courtyard and brick walls.

#### Side Garden

Grass area, paved walkway to front door.

#### Rear Garden

Patio courtyard and brick walls.

### Garage

11' 2" x 8' 2" ( 3.40m x 2.49m )  
Up and over door and boiler.

### Lower Floor Room One

14' x 11' 2" ( 4.27m x 3.40m )  
Radiator, concrete floor and UPVC double glazed door to front.

### Lower Floor Room Two

16' 3" x 11' 10" ( 4.95m x 3.61m )  
Radiator, concrete floor and UPVC double glazed window to front.



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## Magazine Brow, WALLASEY

- Council Tax Band: D
- Semi Detached Property
- Five Bedrooms
- Spacious Accommodation
- Incredible Scenic Views

Tenure: Freehold EPC Rating: D

**£550,000**



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:  
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