



**Denbigh Road, Wallasey, CH44 9EJ**



**welcome to**

## **Denbigh Road, Wallasey**

This deceptively spacious, traditional property has been renovated to a great standard by the current vendor and offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal first time buy or investment and a viewing is essential!



### Property Description

We are delighted to bring to market this beautifully presented two bedroom semi detached house situated close to local schools, amenities and travel networks in Wallasey. The property has been renovated by the current vendor and offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief the accommodation comprises of the living room, second reception room and spacious kitchen with dining space. To the first floor are two good sized bedrooms and the bathroom. Externally the property has a courtyard. This property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment.

### Entrance Porch

UPVC double glazed door to front and laminate flooring.

### Entrance Hall

Radiator, meter cupboard and laminate flooring.

### Lounge

11' plus bay x 9' 4" max ( 3.35m plus bay x 2.84m max )

UPVC double glazed bay window to front, radiator and laminate flooring.

### Dining Room

12' 8" x 9' 9" ( 3.86m x 2.97m )

UPVC double glazed window to rear, log burner, under stairs storage and laminate flooring.

### Kitchen

18' 4" x 8' 1" ( 5.59m x 2.46m )

Sink, electric oven. induction hob and cooker-hood. Plumbing for washing machine, boiler, part tiled walls and LVT flooring. Two UPVC double glazed windows to side and UPVC double glazed door to side.

### Landing

Carpet and Loft access - insulated.

### Bedroom One

12' 11" max x 12' 9" into bay ( 3.94m max x 3.89m into bay )

UPVC double glazed bay window to front, wall radiator and carpet.

### Bedroom Two

12' 9" x 8' 3" ( 3.89m x 2.51m )

UPVC double glazed window to rear, wall radiator and carpet.

### Bathroom

WC, sink and bath with overhead shower. Towel radiator, tiled walls and tiled floor. UPVC double glazed window to side.

### Outside

#### Rear Garden

Patio courtyard and brick walls.



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](http://www.focalagent.com)



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## Denbigh Road, Wallasey

- Council Tax Band: A
- Semi Detached Property
- Two Bedrooms
- Well Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: E

**£130,000**



Please note the marker reflects the postcode not the actual property

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