

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.



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



view this property online jonesandchapman.co.uk/Property/WAL110929



## welcome to

# Denbigh Road, Wallasey

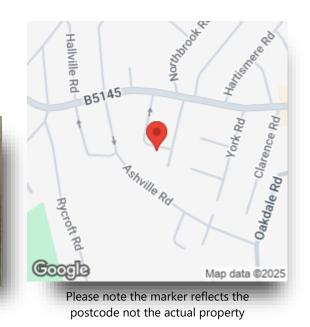
- Council Tax Band: A
- Semi Detached Property
- Two Bedrooms
- Well Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: E

# £130,000







view this property online jonesandchapman.co.uk/Property/WAL110929



Property Ref: WAL110929 - 0002 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.

# jones & chapman



0151 630 4717



Wall a sey @jones and chapman.co.uk

108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE



jonesandchapman.co.uk