









welcome to

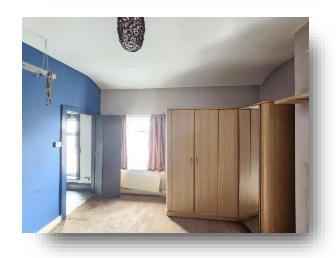
Rullerton Road, Wallasey

This deceptively spacious, traditional property does require some updating however 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

Jones and Chapman are delighted to bring you this end terraced property situated in the highly sought after location of Rullerton Road. Offering two large reception rooms, kitchen, downstairs bathroom and good sized courtyard. Upstairs are two double bedrooms and family bathroom. Located in an excellent catchment area for both Primary and Secondary schools and a stone's throw from the amenities and transport links in Liscard. The property does require some renovation but could 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 Hall

UPVC double glazed door, meter cupboard, radiator and laminate flooring.

Lounge

19' 1^{ii} into bay x 15' 10" max (5.82m into bay x 4.83m max)

UPVC double glazed bay window to front, UPVC double glazed window to front, log burner and two radiators

Dining Room

14' 11" x 11' 6" max (4.55m x 3.51m max)
UPVC double glazed window to front, log burner, radiator and laminate flooring.

Kitchen

10' 9" x 7' 10" (3.28m x 2.39m)

Comprising sink, gas hob and cooker-hood. UPVC double glazed window to side and wood framed single glazed door.

Downstairs Bathroom

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

Landing

UPVC double glazed window to front and wooden floor.

Bedroom One

11' 10" x 11' 7" max ($3.61m \times 3.53m \text{ max}$) UPVC double glazed window to front, radiator and carpet.

Bedroom Two

10' 3" x 7' 11" (3.12m x 2.41m)

UPVC double glazed window to front, radiator and wood floor.

Bathroom

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

Outside

Rear Garden

Patio courtyard, brick walls and wooden gate providing front access.





welcome to

Rullerton Road, Wallasey

• Council Tax Band: B

• End Terraced Property

• Two Bedrooms

• Two Bathrooms

Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: D

£130,000

view this property online jonesandchapman.co.uk/Property/WAL110970



Property Ref: WAL110970 - 0006 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.



Please note the marker reflects the postcode not the actual property





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