



**Dalmorton Road, Wallasey, CH45 1LE**



**welcome to**

**Dalmorton Road, Wallasey**

Jones and Chapman are delighted to bring you this six 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 delighted to market this incredible six bedroom semi-detached house situated in the idyllic location of Dalmorton Road. A stone's throw from New Brighton Promenade and scenic views of Liverpool, this beautifully presented and modern property will truly make you feel at home. Briefly, this house consists of two large lounge rooms at the front of the property and a large kitchen downstairs. Upstairs on the first floor, you will find the master bedroom, two more double bedrooms, a single bedroom and the family bathroom. On the Second floor you will find the fifth and sixth double bedrooms along with another bathroom. Externally there is a good sized garden to the rear and garage. 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 be popular so call now to avoid disappointment.

### Entrance Porch

Composite double glazed door, meter cupboard and tiled floor.

### Entrance Hall

Wood framed single glazed door, radiator and tiled floor.

### Lounge

14' 3" x 13' 3" max ( 4.34m x 4.04m max )  
UPVC double glazed bay window to front, radiator and laminate flooring.

### Dining Room

13' 8" plus bay x 12' 3" max ( 4.17m plus bay x 3.73m max )  
UPVC double glazed bay window to front, radiator and carpet.

### Kitchen

20' 6" max x 10' 2" max ( 6.25m max x 3.10m max )  
Sink, electric oven, gas hob, cooker-hood and plumbing for dishwasher. Part tiled walls, tiled floor, UPVC double glazed window to side and UPVC double glazed door to rear.

### First Floor Landing

Storage cupboard and carpet.

### Bedroom One

14' 2" excluding bay x 11' 1" max ( 4.32m excluding bay x 3.38m max )  
UPVC double glazed bay window to front, radiator and carpet.

### Bedroom Two

14' 10" into bay x 13' 8" ( 4.52m into bay x 4.17m )  
UPVC double glazed bay window to side, radiator, fitted wardrobes and carpet.

### Bedroom Three

10' 10" x 6' 11" ( 3.30m x 2.11m )  
UPVC double glazed window to front and carpet.

### Bedroom Four

14' 3" into bay x 10' 3" max ( 4.34m into bay x 3.12m max )  
UPVC double glazed bay window to side, radiator and carpet.

### Second Floor

#### Bedroom Second Floor

12' 4" x 12' ( 3.76m x 3.66m )  
UPVC double glazed window to rear, radiator, boiler housed in cupboard and carpet.

#### Bathroom Second Floor

WC, sink, and bath with overhead shower. Towel radiator, tiled walls, vinyl flooring and Velux window.

### Bedroom Second Floor

13' 10" max x 12' 6" max ( 4.22m max x 3.81m max )  
Two Velux windows, radiator and carpet.

### Outside

#### Rear Garden

Astro turf, brick walls and wooden gate providing side access.

#### Garage

14' 4" x 8' 5" ( 4.37m x 2.57m )  
With up and over door and UPVC double glazed window to rear

### Agents Note

Agents Note: We have been unable to verify if Planning Permission or Building Regulation Certification has been provided for the loft conversion to the property. We ask that you satisfy yourself in this regard before proceeding'



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welcome to

## Dalmorton Road, Wallasey

- Council Tax Band: C
- Semi-Detached Property
- Six Bedrooms
- Beautifully Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: D

offers over

**£370,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL110965 - 0005

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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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