

# property details **approval form**

15 Hamilton Road, Wallasey, Merseyside, England, CH45 9JE

**Date:** 27 March 2025

**Property Ref and Version:** WAL110971 - 0003

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£465,000

Tenure: Freehold

## >> **key features**

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- > Council Tax Band: D
- > Five Bedroom Semi-Detached Property
- > Being Sold with No Onward Chain.
- > Off Road Parking Available - Garage
- > Close to Local Amenities, Schools & Transport Links
- > EPC Rating: D

## >> **short description**

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A Perfect Family Home! This property boasts five bedrooms (with potential to be six) over two floors, in the sought after location of Hamilton Road. Being Sold with No Onward Chain. Call us today and book your viewing.

## >> **long description**

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Jones and Chapman are proud to bring you this five bedroom semi-detached property situated in an ever-popular location of Hamilton Road. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. For those with families you'll be in the catchment of sought after schools at the primary and senior levels. The house would make an incredible family home. It consists on the ground floor of a spacious living room, dining room, large kitchen, utility room, study and downstairs toilet. To the first floor are four generous bedrooms and the family bathroom. On the second floor is a large fifth bedroom that could easily be partitioned into two good sized bedrooms. Externally the house comes with a beautiful garden and a garage to the front. Being Sold with No Onward Chain and close to Local Amenities, Schools & Transport Links. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

## >> **directions**

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>> **Agent Note**

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## >> room description

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### **Entrance Hall**

Wood framed single glazed door, UPVC double glazed window to front, under stairs storage, radiator and carpet.

### **Lounge**

17' 11" into bay x 15' 2" max ( 5.46m into bay x 4.62m max )

UPVC double glazed bay window to front, gas fire, two radiators and carpet.

### **Dining Room**

22' 1" max x 13' 3" max ( 6.73m max x 4.04m max )

Gas fire, radiator, carpet and UPVC double glazed doors to rear.

### **Kitchen**

14' 1" max x 12' 2" max ( 4.29m max x 3.71m max )

Comprising sink, double electric oven, gas hob and cooker-hood. Integrated fridge/freezer, kitchen island, radiator, part tiled walls and tiled floor.

### **Utility Room**

7' 3" x 7' ( 2.21m x 2.13m )

Sink, plumbing for washing machine, tiled floor and UPVC double glazed windows to side and rear.

### **Downstairs Wc**

WC, sink, vinyl flooring and UPVC double glazed window to side.

### **First Floor Landing**

Carpet.

### **Bedroom One**

15' 4" max x 14' 3" plus bay ( 4.67m max x 4.34m plus bay )

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

### **Bedroom Two**

11' 5" x 10' 1" max ( 3.48m x 3.07m max )

UPVC double glazed window to front, radiator and carpet.

### **Bedroom Three**

12' 2" x 8' 9" ( 3.71m x 2.67m )

UPVC double glazed window to rear, radiator and carpet.

### **Bedroom Four**

16' 10" into bay x 13' 2" max ( 5.13m into bay x 4.01m max )

WC, double sink, bath and shower. Radiator, part tiled walls, vinyl flooring and UPVC double glazed window to rear.

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### **Second Floor Accommodation**

#### **Second Floor Bedroom**

26' 10" x 14' 5" ( 8.18m x 4.39m )

UPVC double glazed windows to front and rear, two radiators, storage cupboard and carpet.

### **Outside**

#### **Rear Garden**

Patio, grass area, brick built shed and brick walls.

### **Garage**

15' 3" x 14' 7" ( 4.65m x 4.45m )

Electric up and over door and electric power.

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## >> **property images**



**Your Jones & Chapman office:** 108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE  
**T** 0151 630 4717 **E** Wallasey@jonesandchapman.co.uk



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## >> floor plan



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)

## >> approval

	Signature	Date
Nathan Reid		
Mrs C.L. Dubery		