



Barmouth Road, Wallasey, CH45 8JA

welcome to

Barmouth Road, Wallasey

PERFECT FOR FAMILIES! This could be the house for you! Well-presented and modern throughout, it is ready to just drop your furniture in! Call us today and book your viewing!



Property Description

Jones and Chapman are proud to bring you this three bedroom semi-detached property situated in an ever-popular location of Barmouth 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. It is also only a short stroll to New Brighton Promenade. The house is well presented and modern throughout. It consists on the ground floor; a spacious living room (currently being used as a bedroom), second living room, large kitchen with dining area and conservatory. To the first floor are two generous double bedrooms, one single bedroom and the family bathroom. Externally the house comes with a beautiful garden, driveway and garage. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

Entrance Hall

Composite double glazed door, radiator and laminate flooring.

Study

8' x 4' 11" (2.44m x 1.50m)
Laminate flooring.

Lounge

15' 1" into bay x 12' 8" (4.60m into bay x 3.86m)
UPVC double glazed bay window to front, radiator and laminate flooring.

Dining Room

10' 6" x 8' 4" (3.20m x 2.54m)
Radiator and laminate flooring.

Reception Room Three

13' 9" x 11' 10" (4.19m x 3.61m)
Log burner, radiator and laminate flooring.

Kitchen

11' 4" x 7' 6" (3.45m x 2.29m)
Sink, electric oven, electric hob and extractor. Integrated fridge/freezer, plumbing for washing machine and plumbing for dishwasher. Part tiled walls and tiled floor.

Conservatory

19' 6" x 8' 4" (5.94m x 2.54m)
UPVC double glazed windows and UPVC double glazed doors to rear and side.

Landing

Wooden floor.

Bedroom One

15' 1" into bay x 11' 6" max (4.60m into bay x 3.51m max)
UPVC double glazed bay window to front, fitted wardrobes, radiator and wooden floor.

Bedroom Two

13' 8" x 11' 10" max (4.17m x 3.61m max)
UPVC double glazed window to rear, fitted wardrobes with boiler, radiator and wooden floor.

Bedroom Three

10' into bay x 7' 7" (3.05m into bay x 2.31m)
UPVC double glazed bay window to front, radiator and wooden floor.

Bathroom

WC, sink and freestanding bath. Towel radiator, tiled walls, vinyl flooring and UPVC double glazed windows to side and rear.

Outside

Driveway.

Rear Garden

Grass and wooden fences.

Garage

14' 8" x 12' 1" (4.47m x 3.68m)
Double wooden doors, two skylights, electric power.



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welcome to

Barmouth Road, Wallasey

- Council Tax Band: C
- Semi Detached Property
- Three Bedrooms
- Off Road Parking Available - Driveway & Garage
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: C

offers over

£300,000



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



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Property Ref:
WAL111019 - 0002

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