



**Seabank Road, Wallasey, CH45 1HD**



**welcome to**

**Seabank Road, Wallasey**

Jones and Chapman are delighted to bring you this two bedroom first floor apartment situated on Seabank Road. 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 proud to bring you this incredible first floor apartment located on Seabank 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. The standard of finish is a real testament to the current owners including triple glazed glass at the front and the back of the property. Briefly, it consists of two double bedrooms, a large living / dining space, beautiful kitchen and modern family bathroom. Externally there is a communal garden to the rear and a shared driveway to the front. In a fantastic catchment area for both primary and secondary schools, local amenities and transport links nearby and a short walk to Vale Park, this property is sure to popular so call now to avoid disappointment.

### Entrance Hall

Composite double glazed door, carpet and stairs.

### Lounge

17' 11" into bay x 14' 4" max ( 5.46m into bay x 4.37m max )  
UPVC triple glazed bay window to front, electric fire, two radiators and carpet.

### Kitchen

10' 6" x 10' max ( 3.20m x 3.05m max )  
Sink, electric oven, gas hob and cooker-hood. Plumbing for washing machine, boiler, radiator, part tiled walls and vinyl flooring. UPVC double glazed window to side.

### Landing

UPVC triple glazed window to rear, radiator and carpet.

### Bedroom One

14' 6" x 12' ( 4.42m x 3.66m )  
UPVC triple glazed window to rear, radiator and carpet.

### Bedroom Two

13' 11" x 11' 4" max ( 4.24m x 3.45m max )  
UPVC triple glazed window to front, radiator and carpet.

### Bathroom

Sink, shower, towel radiator, part tiled walls and vinyl flooring.

### Separate Wc

WC, wall radiator, vinyl flooring and UPVC triple glazed window to rear.

### Outside

Driveway - shared.

### Rear Garden

Communal Garden.



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)



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## **Seabank Road, Wallasey**

- Council Tax Band: A
- First Floor Apartment
- Two Bedrooms
- Beautifully Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111049 - 0003

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**jones & chapman**



**0151 630 4717**



[Wallasey@jonesandchapman.co.uk](mailto:Wallasey@jonesandchapman.co.uk)



108 Wallasey Road, WALLASEY, Merseyside,  
CH44 2AE



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**