

# 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



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## Seabank Road, Wallasey

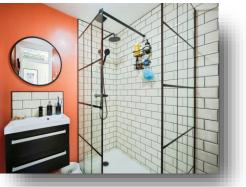
- Council Tax Band: A
- First Floor Apartment
- Two Bedrooms
- Beautifully Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

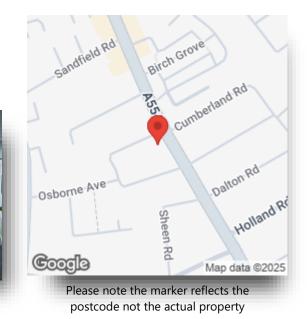
#### Tenure: Leasehold EPC Rating: D

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







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Property Ref: WAL111049 - 0003 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.

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