



Greenleas Road, Wallasey, CH45 8LR

welcome to

Greenleas Road, Wallasey

Located on Greenleas Road, the property does require updating but offers ample living space. Perfect for someone looking to put their own stamp onto a family home! Being Sold with No Onward Chain. Call us today and book your viewing!



Property Description

Jones and Chapman are delighted to bring you this incredibly spacious, three bedroom semi-detached home, situated in the highly sought after location of Greenleas Road. Offering two great reception rooms, a good sized kitchen and a large back garden, ideal for those summer days. Upstairs, there are two generous double bedrooms, a single bedroom and family bathroom. The property also includes a driveway and garage. Located in an excellent catchment area for both primary and secondary schools and near to the amenities and transport links of Wallasey Village. It does require some updating and renovation but could make the ideal family home. Sure to be a popular property, call us today or pop into the Wallasey Branch to arrange a viewing!

Entrance Porch

UPVC double glazed door and tiled floor.

Entrance Hall

Wood framed single glazed door, radiator, carpet and meter cupboard.

Lounge

15' 8" into bay x 11' 10" max (4.78m into bay x 3.61m max)
UPVC double glazed bay window to front, radiator and carpet.

Dining Room

19' 3" max x 14' 8" max (5.87m max x 4.47m max)
UPVC double glazed window to rear, two radiators, carpet and steel frame double glazed doors to rear.

Kitchen

11' 8" max x 7' 2" max (3.56m max x 2.18m max)
Sink, tiled walls, vinyl flooring and UPVC double glazed window to side.

Utility Room

8' 5" x 6' 5" (2.57m x 1.96m)
Plumbing for washing machine, tiled wall, vinyl flooring, UPVC double glazed window to rear and UPVC double glazed door to side.

Landing

Bedroom One

15' 8" into bay x 9' 4" to wardrobe (4.78m into bay x 2.84m to wardrobe)
UPVC double glazed bay window to front, fitted wardrobes, radiator and carpet.

Bedroom Two

13' 11" x 11' 8" max (4.24m x 3.56m max)
UPVC double glazed window to rear, radiator, fitted wardrobes and carpet.

Bedroom Three

8' 11" x 6' 11" (2.72m x 2.11m)
UPVC double glazed window to front and carpet.

Bathroom

Sink and bath with electric shower. Tiled walls, radiator, boiler in cupboard, vinyl flooring and UPVC double glazed window to rear.

Separate Wc

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

Outside

Driveway.

Front Garden

Grassed area and brick wall.

Rear Garden

Grassed, patio area and wooden fences.

Garage

15' 6" x 9' 5" (4.72m x 2.87m)
Up and over door.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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welcome to Greenleas Road, Wallasey

- Council Tax Band: C
- Three Bedroom Semi-Detached Property
- No Onward Chain
- Large Garden
- Off Road Parking Available - Driveway & Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£260,000



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:
WAL110918 - 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



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