



Rowson Street, Wallasey, CH45 5AT

welcome to

Rowson Street, Wallasey

Jones and Chapman are delighted to bring you this four bedroom house situated on Rowson Street. 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 delighted to market this incredible four bedroom mid terraced house situated on Rowson 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. Briefly, this house consists of the living room, dining room and kitchen downstairs. Upstairs on the first floor, you will find the master bedroom, one more double bedroom and the family bathroom. On the Second floor you will find the third and fourth double bedrooms. Externally there is a good sized garden. In a fantastic catchment area for both primary and secondary schools, local amenities nearby and a short walk to Vale Park, this property is sure to be popular so call now to avoid disappointment.

Entrance Hall

UPVC double glazed door, radiator and carpet.

Lounge

15' into bay x 10' 7" max (4.57m into bay x 3.23m max)

UPVC double glazed bay window to front, electric fire, radiator and carpet.

Dining Room

14' 6" max x 14' 1" max (4.42m max x 4.29m max)

UPVC double glazed window to rear and radiator.

Kitchen

11' 10" x 9' 3" (3.61m x 2.82m)

Sink, electric oven and gas hob. Plumbing for washing machine and plumbing for dishwasher. Boiler, laminate flooring, two UPVC double glazed windows to side and UPVC double glazed door to rear.

First Floor Landing

Bedroom One

12' 8" x 11' 10" to wardrobe (3.86m x 3.61m to wardrobe)

UPVC double glazed window to front, radiator and carpet.

Bedroom Two

13' 4" x 8' 9" (4.06m x 2.67m)

UPVC double glazed window to rear, radiator and carpet.

Bathroom

Sink, bath with tap shower, towel radiator, tiled walls and vinyl flooring. UPVC double glazed window to rear.

Separate Wc

WC, sink, part tiled walls and UPVC double glazed window to side.

Second Floor Accommodation

Bedroom Three

10' 5" x 9' (3.17m x 2.74m)

UPVC double glazed window to rear, radiator and carpet.

Bedroom Four

14' 1" max x 11' 7" max (4.29m max x 3.53m max)

Restricted Head Height

Two Velux windows, radiator and carpet.

Outside

Rear Garden

Courtyard, brick walls and wooden gate providing rear access.



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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welcome to

Rowson Street, Wallasey

- Council Tax Band: A
- Mid Terraced Property
- Four Bedrooms
- Well Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111058 - 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.


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