



Overton Road, WALLASEY, CH44 5XD

welcome to

Overton Road, WALLASEY

This deceptively spacious, traditional property is well presented, modern throughout and offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal first time buy, or investment and a viewing is essential!



Property Description

We are delighted to bring to market this beautifully presented two bedroom terraced house situated a stone's throw to local schools, amenities and travel networks in Discard property is beautifully presented, modern throughout and offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief the accommodation comprises of the living room, dining room and kitchen. To the first floor are two good-sized bedrooms and the family bathroom. Externally the property has a good sized courtyard. This property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment.

Entrance Hall

Composite double glazed door, radiator, gas meter and laminate flooring.

Lounge

11' 10" into bay x 10' 4" (3.61m into bay x 3.15m)
UPVC double glazed bay window to front, radiator and laminate flooring.

Dining Room

12' x 10' 8" max (3.66m x 3.25m max)
Radiator, under stairs storage, laminate flooring and UPVC double glazed door.

Kitchen

9' 1" x 8' 9" (2.77m x 2.67m)
Sink, electric oven, gas hob and cooker-hood. Plumbing for washing machine, boiler, part tiled walls and UPVC double glazed window to rear.

Landing

Carpet and Loft access - insulated.

Bedroom One

13' 11" max x 12' 1" max (4.24m max x 3.68m max)
UPVC double glazed window to front, radiator and carpet.

Bedroom Two

12' x 8' 9" max (3.66m x 2.67m max)
UPVC double glazed window to rear, radiator and carpet.

Bathroom

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

Separate Wc

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

Outside

Rear Garden

Patio courtyard, wooden fences 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

Overton Road, WALLASEY

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111073 - 0002

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