



**Barmouth Road, Wallasey, CH45 8JB**



**welcome to**

**Barmouth Road, Wallasey**

PERFECT FOR FAMILIES! This could be the house for you! Well-presented and modern, it is ready to just drop your furniture in! Call us today and book your viewing!



### Property Description

Jones and Chapman are proud to bring you this three bedroom semi-detached property situated in an ever-popular location of Barmouth Road. You'll be well connected to excellent travel links via bus and train into Liverpool and across the Wirral. For those with families you'll be in the catchment of sought after schools at the primary and senior levels. It is also only a short stroll to New Brighton Promenade. The house is beautifully presented and modern throughout. It consists on the ground floor; a spacious living room, second reception room, dining room and a large kitchen. To the first floor are two generous double bedrooms, one single bedroom and the family bathroom. Externally the house comes with a beautiful garden, garage and driveway. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

### Entrance Hall

UPVC double glazed door, radiator, meter cupboard and laminate flooring.

### Lounge

15' 10" into bay x 12' 4" max ( 4.83m into bay x 3.76m max )  
UPVC double glazed bay window to front, gas fire, radiator and laminate flooring.

### Dining Room

13' 11" x 11' 11" max ( 4.24m x 3.63m max )  
Radiator, carpet and UPVC double glazed doors to rear.

### Reception Room Three

10' 8" x 8' 4" ( 3.25m x 2.54m )  
UPVC double glazed window to rear, radiator and laminate flooring.

### Kitchen

16' 11" x 9' 8" ( 5.16m x 2.95m )  
Sink, part tiled walls, boiler and tiled floor. Under counter fridge, freezer, UPVC double glazed windows to rear and side and UPVC double glazed door to side.

### Landing

Carpet.

### Bedroom One

15' 4" into bay x 12' 9" max ( 4.67m into bay x 3.89m max )  
UPVC double glazed bay window to front, radiator and carpet.

### Bedroom Two

14' x 12' 4" max ( 4.27m x 3.76m max )  
UPVC double glazed window to rear, radiator and carpet.

### Bedroom Three

9' 8" plus bay x 7' 7" ( 2.95m plus bay x 2.31m )  
UPVC double glazed bay window to front, radiator and carpet.

### Bathroom

Sink and bath with electric shower. Towel radiator, part tiled walls, vinyl flooring and UPVC double glazed window to rear.

### Separate Wc

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

### Outside

Driveway.

### Rear Garden

Grassed and wooden fences.

### Garage

12' 1" x 14' 8" ( 3.68m x 4.47m )  
Up and over door.



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## welcome to Barmouth Road, Wallasey

- Council Tax Band: C
- Semi Detached Property
- Three Bedrooms
- Beautifully Presented & Modern
- Off Road Parking Available - Driveway

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

# £325,000



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:  
WAL111062 - 0008

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**jones & chapman**



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