



Osborne Grove, Wallasey, CH45 1JB

welcome to

Osborne Grove, Wallasey

Jones and Chapman are delighted to bring you this beautifully presented three-bedroom house. Ready to drop your furniture in and not likely to be on the market long, call us now to avoid missing out!



Property Description

Jones and Chapman are proud to bring you this incredible three-bedroom semi-detached house situated Osborne Grove. This beautifully presented and modern property is not one to be missed! Briefly, this house consists of a large lounge, a large open plan kitchen / dining space and downstairs toilet. Upstairs on the first floor, you will find the spacious master bedroom, two more bedrooms and the family bathroom. Externally, a good-sized garden perfect for spending those summer months and ample parking with a large driveway and garage. In a fantastic catchment area for both primary and secondary schools. This property is sure to popular so call now to avoid disappointment!

Entrance Hall

UPVC double glazed window, radiator, under stairs storage and laminate flooring.

Lounge

17' max x 10' 11" (5.18m max x 3.33m)

UPVC double windows to front and side, electric fire, radiator and laminate flooring.

Kitchen

17' x 7' 10" (5.18m x 2.39m)

Sink, electric oven, gas hob and cooker-hood. Plumbing for washing machine, part tiled walls, boiler and laminate flooring.

Conservatory

10' 11" x 8' 8" (3.33m x 2.64m)

UPVC double glazed window to rear, double glazed patio doors to rear and laminate flooring.

Downstairs Wc

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

Landing

Carpet and loft access.

Bedroom One

17' x 11' (5.18m x 3.35m)

Two UPVC double glazed windows to front, radiator and carpet.

Bedroom Two

8' 3" x 8' (2.51m x 2.44m)

UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)

UPVC double glazed window to rear, radiator and carpet.

Bathroom

WC, sink and bath with overhead shower. Towel radiator, tiled walls, vinyl flooring and UPVC double glazed window to side.

Outside

Driveway.

Rear Garden

Patio, astro turf and wooden fences.

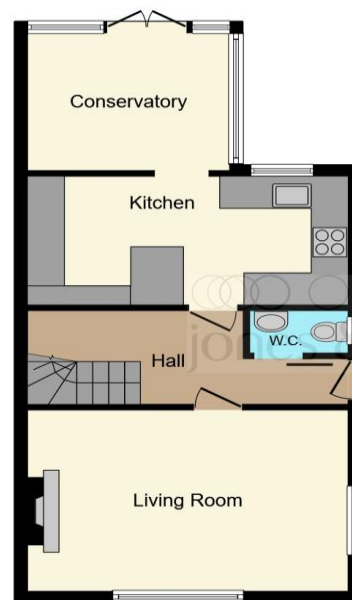
Garage

12' 8" x 7' 1" (3.86m x 2.16m)

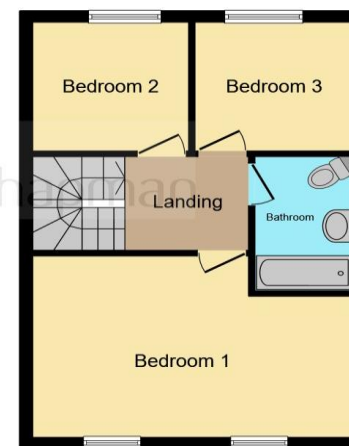
UP and over door, electric power and UPVC double glazed window to side.

Agents Note

A small perpetual, yearly rent charge of £15.00 applies. Contact the Agent or your Solicitor for details.



Ground Floor



First Floor

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



view this property online jonesandchapman.co.uk/Property/WAL111085



welcome to

Osborne Grove, Wallasey

- Council Tax Band: B
- Semi-Detached Property
- Three Bedrooms
- Beautifully Presented & Modern Throughout.
- Off Road Parking Available - Driveway & Garage.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111085



Property Ref:
WAL111085 - 0004

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.


jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk