



**Dudley Road, Wallasey, CH45 9JP**



**welcome to**

**Dudley Road, Wallasey**

Jones & Chapman are now in receipt of an offer for the sum of £65,000 for 8B Dudley Road, Wallasey, CH45 9JP.

Anyone wishing to place an offer on the property should contact Jones & Chapman, 108 Wallasey Road, Wallasey, Merseyside, CH44 2AE, 0151 630 4717 before exchange of contracts.



### Property Description

Jones & Chapman are delighted to present this two bedroom top floor apartment in a much sought after location of Dudley Road, ideally situated close to the amenities, transport links of New Brighton. The accommodation briefly comprises: Communal entrance to the building, entrance hallway to the apartment, living room, kitchen, two generous bedrooms and a bathroom. Externally there is a communal garden. Ideal for first time buyers, families or investors! Being sold with No Onward Chain! Viewing is essential in order to appreciate the accommodation on offer!

### Entrance Hall

Wooden door, radiator, storage cupboard, meter cupboard, laminate flooring and two sky lights.

### Lounge

17' 9" into bay x 13' 5" ( 5.41m into bay x 4.09m )

Restricted Head Height.

UPVC double glazed bay window to front, radiator and laminate flooring.

### Kitchen

12' 8" max x 12' 4" ( 3.86m max x 3.76m )

Restricted Head Height.

Sink, gas hob and electric oven. Radiator, gas meter and laminate flooring. Skylight, UPVC double glazed window to rear and UPVC double glazed door to rear.

### Bedroom One

13' x 10' 1" to wardrobe ( 3.96m x 3.07m to wardrobe )

UPVC double glazed window to front, fitted wardrobe, radiator, boiler and laminate flooring.

### Bedroom Two

14' 1" into bay x 13' 5" max ( 4.29m into bay x 4.09m max )

UPVC double glazed window to rear, radiator and laminate flooring.

### Bathroom

WC, bath with overhead shower and sink. Towel radiator, tiled walls, tiled floor and UPVC double glazed window to rear.

### Outside

#### Rear Garden

Communal Garden.



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## Dudley Road, Wallasey

- Upper Floor Apartment
- Two Bedrooms
- No Onward Chain
- Close to Local Amenities & Transport Links
- Viewing Highly Recommended

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111077 - 0006

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.

  
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