



Westbourne Road, Wallasey, CH44 2EN

welcome to

Westbourne Road, Wallasey

This three bedroom semi-detached house is perfect for upsizers, families or investors who are looking for a renovation project to turn into the perfect home. This property surely won't be around for long so call now to avoid disappointment!



Property Description

Jones and Chapman are delighted to bring you this three bedroom semi-detached home situated in the highly sought after location of Westbourne Road. Offering two great reception rooms, a kitchen and spacious garden. Upstairs are two large double bedrooms, a single bedroom and family bathroom. Located in an excellent catchment area for both Primary and Secondary schools. The property does require a renovation but could make the ideal family home. Sure to be a popular property, call us today or pop into the Wallasey Branch to arrange a viewing!

Entrance Hall

UPVC double glazed door, radiator, meter cupboard and carpet.

Lounge

13' 8" into bay x 12' max (4.17m into bay x 3.66m max)
UPVC double glazed window to front, radiator and carpet.

Dining Room

12' 5" x 11' 3" max (3.78m x 3.43m max)
Gas fire, radiator, carpet and UPVC double glazed door to rear.

Reception Room Three

8' 8" x 6' 10" (2.64m x 2.08m)
UPVC double glazed window to side, radiator and carpet.

Kitchen

8' 6" x 7' 1" (2.59m x 2.16m)
Sink, electric oven, electric hob and cooker-hood. Tiled walls, boiler, vinyl flooring, UPVC double glazed window to rear and UPVC double glazed door to side.

Downstairs Wc

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

Landing

Carpet.

Bedroom One

14' 5" into bay x 11' 6" max (4.39m into bay x 3.51m max)
UPVC double glazed bay window to front, fitted wardrobes, radiator and carpet.

Bedroom Two

11' 7" x 11' 5" max (3.53m x 3.48m max)
UPVC double glazed window to rear, fitted storage, radiator and carpet.

Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m)
UPVC double glazed window to front, radiator and carpet.

Rear Garden

Grassed, patio area, brick wall to rear and wooden fences to side.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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welcome to

Westbourne Road, Wallasey

- Council Tax Band: C
- Semi-Detached Property
- Three Bedrooms
- Requires Renovation
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111107 - 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.


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