



**Wesley Avenue, Wallasey, CH44 1DL**



**welcome to**

**Wesley Avenue, Wallasey**

PERFECT FOR FIRST TIME BUYERS OR FAMILIES! This could be the house for you! Beautifully presented and modern throughout, the property 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 beautifully presented four bedroom mid terraced property situated in an ever-popular location of Liscard. 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. The house itself consists on the ground floor of spacious living room, dining room and large Kitchen. To the first floor are four generous bedrooms and the family bathroom. Externally the house comes with a beautiful garden / outdoor space. Ready to just drop your furniture in! Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

### Entrance Porch

Composite double glazed door, laminate flooring and meter cupboard.

### Entrance Hall

Wood frame single glazed door, laminate flooring, radiator and under stairs storage.

### Living Room

15' 7" Into Bay x 12' 4" Max ( 4.75m Into Bay x 3.76m Max )

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

### Dining Room

12' 8" x 11' 5" max ( 3.86m x 3.48m max )

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

### Kitchen

16' 10" x 10' 3" ( 5.13m x 3.12m )

UPVC double glazed window to side and rear, vinyl floor, part tiled walls, radiator, boiler, UPVC double glazed door to side, electric hob, hood, electric oven, sink and plumbing for washing machine.

### Landing

Carpet.

### Bedroom One

15' 7" Into Bay x 11' 6" Max ( 4.75m Into Bay x 3.51m Max )

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

### Bedroom Two

12' 8" x 11' 5" max ( 3.86m x 3.48m max )

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

### Bedroom Three

12' 8" x 10' 5" ( 3.86m x 3.17m )

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

### Bedroom Four

10' 8" x 5' 1" ( 3.25m x 1.55m )

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

### Rear Garden

Patio, grassed area, brick walls, wooden door to rear.



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](http://www.focalagent.com)



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## Wesley Avenue, Wallasey

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111162 - 0002

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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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