



Leominster Road, Wallasey, CH44 5UT

welcome to

Leominster Road, Wallasey

Jones and Chapman are delighted to bring you this three bedroom house situated in a stone's throw from Central Park and the amenities of Liscard. Beautifully Presented and not likely to be on the market long, so 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 in Leominster Road. A stone's throw from Central Park and the amenities and transport links of Liscard, this beautifully presented and modern property will truly make you feel at home. The standard of finish is a real testament to the current owner. Briefly, this house consists of a large lounge room, a large open plan kitchen / dining space. Upstairs on the first floor, you will find the master bedroom, another generous double bedroom, a single bedroom and the family bathroom. Externally there is a good sized garden to the rear. The property is also in a fantastic catchment area for both primary and secondary schools. Sure to be popular so call now to avoid disappointment!

Entrance Hall

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

Living Room

15' Into Bay x 11' 1" max (4.57m Into Bay x 3.38m max)
UPVC double glazed bay window to front, laminate flooring, radiator and electric fire.

Kitchen

16' 4" max x 13' 1" max (4.98m max x 3.99m max)
UPVC double glazed doors to rear and UPVC double glazed single door to rear, laminate flooring, island with sink, induction hob, cooker-hood, electric oven and integrated fridge / freezer.

Landing

Laminate flooring.

Bedroom One

15' 3" Into Bay x 9' 10" max (4.65m Into Bay x 3.00m max)
UPVC double glazed bay window to front, laminate flooring and radiator.

Bedroom Two

13' 1" x 9' 11" max (3.99m x 3.02m max)
UPVC double glazed window to rear, laminate flooring, radiator and fitted wardrobes.

Bedroom Three

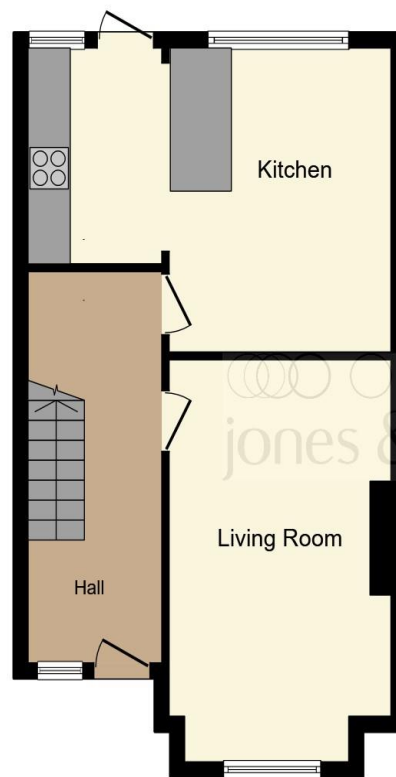
9' 11" x 6' 11" (3.02m x 2.11m)
UPVC double glazed window to front, carpet and radiator.

Bathroom

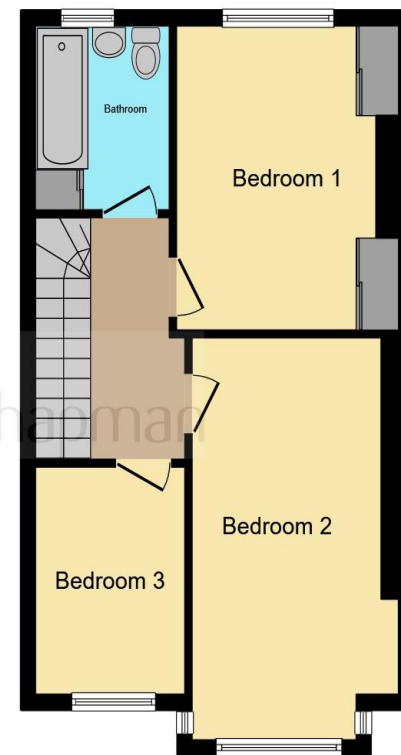
UPVC double glazed window to rear, tiled walls, vinyl floor, sink, toilet, bath with electric shower, loft access, boiler in cupboard.

Rear Garden

Patio, grassed area, wooden fences and wooden door to side.



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



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welcome to

Leominster Road, Wallasey

- Council Tax Band: A
- Semi Detached Property
- Three Bedrooms
- Beautifully Presented Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111155 - 0003

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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