









# welcome to

# **Cavendish Road, WALLASEY**

Located within easy reach of New Brighton's vibrant seafront, local amenities, schools and transport links, this home is perfect for families seeking comfort and convenience. A fantastic opportunity to own a desirable property in a prime location. Call us today to book a viewing!













## **Property Description**

Jones & Chapman are delighted to present this incredible four-bedroom detached house on Cavendish Road in New Brighton. This impressive home offers spacious and stylish living throughout and is perfect for families, featuring a contemporary design and high-quality finishes. There are four generous bedrooms, one with a private balcony perfect for relaxing with morning coffee or evening sunsets. The property also boasts bright and inviting living spaces with a sleek, open plan kitchen / dining area, spacious living room, modern bathroom, and a flowing layout ideal for modern living. Externally, a beautiful rear garden offering plenty of room for entertaining or unwinding and relaxation. Located in a sought-after area, a stone's throw from the local amenities, schools, and transport links in New Brighton, don't miss the opportunity to own this stunning property. Call us today to book a viewing! Council Tax Band: C

#### **Entrance Hall**

Composite double glazed door, radiator and laminate flooring.

## Lounge

16' 2" into bay x 13' max ( 4.93m into bay x 3.96m max )

UPVC double glazed bay window to front, gas fire, radiator and carpet.

## **Dining Room**

13' 4" x 10' 10" ( 4.06m x 3.30m )

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

## Kitchen

11' 5" x 10' (3.48m x 3.05m)

Sink, gas oven, gas hob and cooker-hood. Integrated fridge freezer, part tiled walls, laminate flooring and UPVC double glazed window to rear.

#### **Downstairs Wc**

WC, sink, radiator, boiler housed in cupboard, laminate flooring and UPVC double glazed window to side.

# **First Floor Landing**

Carpet.

#### **Bedroom One**

15' 11" into bay x 12' 11" max ( 4.85m into bay x 3.94m max )

UPVC double glazed bay window to front, radiator and carpet.

#### **Bedroom Two**

13' 5" x 10' 10" ( 4.09m x 3.30m )

UPVC double glazed window to rear, radiator and carpet.

#### **Bedroom Three**

9' 4" x 8' 4" ( 2.84m x 2.54m )

Radiator, laminate flooring and UPVC double glazed door to rear.

#### **Bathroom**

Shower, freestanding bath, vinyl flooring and UPVC double glazed window to rear.

## Separate Wc

WC, sink, towel radiator, vinyl flooring and UPVC double lazed window to side.

# Second Floor Accommodation Bedroom Four

21' 11" max x 15' max ( 6.68m max x 4.57m max ) Two Velux windows, radiator and laminate flooring.

#### Outside

#### **Rear Garden**

Decked area, brick walls and wooden gate providing side access.

#### **Outbuilding**

Brick built shed with plumbing for washing machine.





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# **Cavendish Road, WALLASEY**

- Detached Property
- Four Bedrooms
- Open Plan Kitchen / Dining
- Beautifully Presented & Modern

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Tenure: Freehold EPC Rating: D

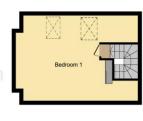
Council Tax Band: C

offers over

£325,000







Ground Floor First Floor

**Second 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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Property Ref: WAL111210 - 0002 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.





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