



**Rycroft Road, Wallasey, CH44 4BA**



**welcome to**

**Rycroft Road, Wallasey**

This home is ready to move into and a fantastic opportunity to own a modern, well-maintained property with superb outdoor space and parking. Call us today to avoid missing out on this incredible property!



## Property Description

Jones and Chapman are delighted to present this incredible three-bedroom semi-detached property on Rycroft Road. Beautifully modernised, it is a perfect blend of contemporary living and practical family space. The welcoming entrance leads into a bright and spacious lounge, ideal for relaxing or entertaining. The stylish kitchen is well-equipped with modern fittings, offering a functional yet attractive space for cooking and dining. Upstairs, you'll find three well-proportioned bedrooms, all offering plenty of natural light, with the master bedroom providing comfortable accommodation. The family bathroom is sleek and modern, complete with quality fixtures. Externally, the property benefits from a large garden, perfect for outdoor dining and unwinding in the sunshine. At the bottom of the garden, there's a handy workspace/storage area, ideal for those needing extra room for hobbies, tools, or equipment. To the front, the double driveway provides ample off-road parking for two vehicles. Situated in a convenient location within easy reach of local schools, shops and transport links making it an excellent choice for families and professionals alike. Council Tax Band: A. Call us today to arrange your viewing!

## Entrance Hall

UPVC double glazed door, storage cupboard with meters, radiator and laminate flooring.

## Lounge

13' 3" plus bay x 11' 10" max ( 4.04m plus bay x 3.61m max )

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

## Kitchen/ Dining Area

19' 1" x 8' 3" ( 5.82m x 2.51m )

Sink, electric oven, gas hob and cooker-hood. Integrated fridge/freezer, plumbing for washing machine, wall radiator, part tiled walls and LVF flooring. UPVC double glazed window to rear and UPVC double glazed door to rear.

## Landing

Carpet and Loft access.

## Bedroom One

13' 3" x 9' 10" to wardrobe ( 4.04m x 3.00m to wardrobe )

UPVC double glazed window to front, radiator, fitted wardrobe and carpet.

## Bedroom Two

11' 11" x 8' 4" ( 3.63m x 2.54m )

UPVC double glazed window to rear, radiator and carpet.

## Bedroom Three

8' 11" x 6' 9" ( 2.72m x 2.06m )

UPVC double glazed window to front, radiator and carpet.

## Bathroom

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

## Outside

Driveway.

## Rear Garden

Grass, patio area and wooden fences.

## Outbuilding

15' 5" x 11' 9" ( 4.70m x 3.58m )

Wooden shed/workspace with wooden door to front and electric power.



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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## Rycroft Road, Wallasey

- Semi Detached Property
- Three Bedrooms
- Open Plan Living
- Large Garden
- Off Road Parking - Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111213 - 0002

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