



Claremount Road, Wallasey, CH44 2BN

welcome to

Claremount Road, Wallasey

A superb and deceptively spacious 3-bedroom home on Claremount Road, offering fantastic living space and potential. The property boasts two generous double bedrooms with modern ensuites, also a driveway and ample room for a growing family, this is a must-see property.



Property Description

Discover a truly impressive and generously proportioned three-bedroom residence on the desirable Claremount Road in Wallasey. This exceptional property is perfect for growing families or those seeking ample space for living and entertaining, boasting versatile accommodation spread over multiple floors. Upon arrival, the property benefits from a private driveway, providing valuable off-road parking. Step inside to find two separate reception rooms at the front of the house, offering fantastic flexibility as formal living and dining rooms, a playroom, or a home office. The heart of the home is undoubtedly the bright and airy living space to the rear. Flooded with natural light, this area provides a wonderful, open environment for family life and leads directly to the impressive rear garden. The property also features two substantial double bedrooms, each with the luxury of its own private ensuite bathroom. The third bedroom is a fantastic size, easily accommodating a double bed, making it ideal for children or additional family members. A large basement, spanning the majority of the house's footprint, offers incredible potential. Completing the offering is a vast attic space at the top of the house, providing yet more storage solutions or scope for conversion (subject to planning permission). With its combination of spacious rooms, abundant natural light, and extensive basement and loft, this is a rare find on Claremount Road. Call us today! Council Tax Band: D

Entrance Porch

UPVC double glazed door and tiled floor.

Entrance Hall

Wood framed single glazed door, radiator, meter cupboard and wood floor.

Living Room

15' 4" Into Bay x 14' 4" max (4.67m Into Bay x 4.37m max)

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

Dining Room

13' 4" x 13' 2" max (4.06m x 4.01m max)

Radiator and laminate flooring.

Reception Room 3

21' 3" x 10' 3" (6.48m x 3.12m)

UPVC double glazed window to rear, radiator, carpet and UPVC double glazed doors to rear.

Kitchen

16' 10" x 9' 3" max (5.13m x 2.82m max)

Sink, electric oven, electric hob and cooker-hood. Plumbing for washing machine, part tiled walls, wall radiator and vinyl flooring. UPVC double glazed window to side and UPVC double glazed door to side.

Downstairs Wc

WC, sink and vinyl flooring.

Landing

Storage cupboard and carpet.

Bedroom One

15' 7" into bay x 11' 6" to wardrobe (4.75m into bay x 3.51m to wardrobe)

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

Bedroom Two

13' 5" x 12' 11" max (4.09m x 3.94m max)

UPVC double glazed window to rear, fitted wardrobes, radiator and carpet.

Ensuite

Comprising WC, sink, shower, part tiled walls, tiled floor and UPVC double glazed window to rear.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

UPVC double glazed window to front and laminate flooring.

Bathroom

WC, sink, shower and bath. Radiator, part tiled walls, tiled floor and two UPVC double glazed windows to the side.

Second Floor Accommodation

Bedroom Second Floor

22' 11" max x 20' 1" max (6.99m max x 6.12m max)

Two Velux windows to front and rear, electric heater and carpet.

Outside

Driveway.

Rear Garden

Decked area - tiered, paved and wooden fences.

Cellar

Electric power, wood framed single glazed window to rear and wood framed single glazed door to rear.

Agents Note:

We have been unable to verify if Building Regulation Certification has been provided for the loft conversion to the property. We ask that you satisfy yourself in this regard before proceeding'.



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welcome to

Claremount Road, Wallasey

- Semi Detached Property
- Three Bedrooms
- Ample Storage Space
- Large Garden
- Off Road Parking - Driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£385,000



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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postcode not the actual property

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Property Ref:
WAL111291 - 0002

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jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk