







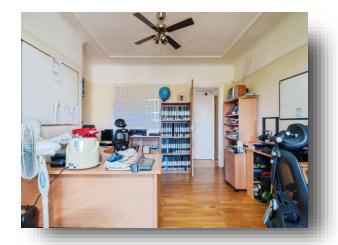


# welcome to

# **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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# **Claremount Road, Wallasey**

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

Tenure: Freehold EPC Rating: D

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 unon its own inspection(s). Powered by www focalactive by www focalactive.









Please note the marker reflects the postcode not the actual property

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Property Ref: WAL111291 - 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.





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