



Burford Avenue, Wallasey, CH44 3EH

welcome to

Burford Avenue, Wallasey

Jones and Chapman are delighted to bring you this beautifully presented and modern two bedroom bungalow. Sat on a large corner plot, featuring an incredible garden space, homely and spacious living area, and convenience of off-road parking, it is not likely to be on the market long! Call us today!



Property Description

Discover the perfect blend of modern living and bungalow convenience at this beautifully extended two-bedroom bungalow on Burford Avenue, Wallasey. Situated on a generous corner plot, this property offers an exceptional combination of indoor and outdoor space, ideal for families, downsizers or anyone requiring ground floor living. Step inside to be impressed by the heart of the home: a spectacular open plan living, dining, and kitchen area. Created by a thoughtful extension, this bright and sociable space is flooded with natural light, providing a fantastic setting for everyday life and entertaining. The modern kitchen is well-appointed, flowing seamlessly into the dining and living zones, making it the true hub of the home. The property boasts two well-proportioned bedrooms, offering comfortable and flexible accommodation. The accommodation is further complemented by a modern bathroom suite. Outside, the advantages of this corner plot become truly apparent. The property benefits from a private driveway leading to a garage, providing invaluable off-road parking and storage. The garden is a particular highlight - large yet wonderfully easy to maintain, it's a suntrap perfect for relaxing, alfresco dining, and enjoying the sunshine on summer days. This is a truly turn-key home that has been significantly enhanced to offer a fantastic lifestyle. Early viewing is highly recommended to avoid disappointment. Contact us today to arrange your viewing! Council Tax Band: B

Entrance Hall

Composite door, radiator, laminate flooring and access to Loft.

Lounge

14' 10" x 14' 1" (4.52m x 4.29m)
UPVC double glazed window to side, four Velux windows, radiator, laminate flooring and UPVC double glazed doors to rear.

Kitchen

15' 10" x 11' 1" (4.83m x 3.38m)
Comprising sink, electric oven and induction hob. Integrated fridge/freezer, storage cupboard area, laminate flooring and UPVC double glazed window to side.

Landing

Loft - boarded and boiler.

Bedroom One

12' 8" plus bay x 8' 1" max (3.86m plus bay x 2.46m max)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

9' 2" x 7' 3" (2.79m x 2.21m)
UPVC double glazed window to front, radiator and carpet.

Bathroom

WC, sink, shower, tiling, towel radiator and UPVC double glazed window to side.

Outside

Driveway.

Front Garden

Grassed.

Rear Garden

Grassed, paved area - tiered and wooden fences.

Garage

18' x 8' 11" (5.49m x 2.72m)
electric up and over door, fuse box, electric power and wood framed single glazed window to side.



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welcome to

Burford Avenue, Wallasey

- Two Bedroom Bungalow
- Driveway & Garage
- Beautifully Presented & Modern
- Large Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£280,000



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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Property Ref:
WAL111309 - 0003

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