



Vicarage Grove, Wallasey, CH44 1DJ

welcome to

Vicarage Grove, Wallasey

Jones and Chapman are delighted to bring you this four bedroom house situated in a stone's throw from the amenities and transport links of Liscard. Beautifully presented and renovated to a high standard, it is not likely to be on the market long, so call us now to avoid missing out!



Property Description

Jones and Chapman are delighted to present this truly exceptional and beautifully modernised four-bedroom semi-detached property, perfectly situated on the desirable Vicarage Grove in Wallasey. This home has been the subject of a comprehensive and high-specification renovation, offering a flawless, move-in-ready experience. From the moment you arrive, the attractive kerb appeal sets the tone. Step inside to discover a thoughtfully designed interior where no detail has been overlooked. The ground floor welcomes you with a spacious and versatile entrance hall. Both the living room and dining room are magnificent spaces filled with natural light and designed for modern family life and entertaining. The contemporary kitchen with a separate utility area, creates a perfect blend of style and functionality. The convenient downstairs bathroom completes this level. Upstairs, the first floor boasts two generously sized double bedrooms and two single bedrooms, all offering ample space for freestanding furniture. The luxurious family bathroom is a highlight, featuring a modern three-piece suite, stylish units, and premium tiling from floor to ceiling. Externally, the property continues to impress with a private, low-maintenance rear garden-an ideal space for summer barbecues and alfresco dining. A property not to be missed! Call us today to arrange your viewing! Council Tax Band: A

Entrance Hall

Double glazed composite door, radiator, under stairs storage and laminate flooring.

Lounge

15' 11" into bay x 11' 11" max (4.85m into bay x 3.63m max)
UPVC double glazed bay window to front, radiator, fitted wardrobes and laminate flooring.

Dining Room

13' x 10' 5" max (3.96m x 3.17m max)
Radiator, laminate flooring and UPVC double glazed doors to rear.

Kitchen

12' 8" x 10' 2" (3.86m x 3.10m)
Sink, electric oven, electric hob and cooker-hood. Plumbing for dishwasher. Wall radiator, boiler and tiled floor. Two UPVC double glazed windows to side and UPVC double glazed window to rear.

Utility Room

6' 6" x 5' 4" (1.98m x 1.63m)
Plumbing for washing machine, UPVC double glazed window to side and UPVC double glazed door to side.

Downstairs Bathroom

WC, sink and shower. Towel radiator, tiled floor and UPVC double glazed window to side.

First Floor Landing

Radiator, laminate flooring and Loft access.

Bedroom One

16' 4" into bay x 10' 8" max (4.98m into bay x 3.25m max)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

13' 1" x 10' 5" max (3.99m x 3.17m max)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

10' 5" x 6' 2" (3.17m x 1.88m)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Four

10' 10" x 5' 10" (3.30m x 1.78m)
UPVC double glazed window to front, radiator and carpet.

Second Floor

Bathroom

WC, sink and bath with overhead shower. Towel radiator, part tiled walls, tiled floor and UPVC double glazed window to side.

Outside

Rear Garden

Patio courtyard with wooden fences and wooden gate to side providing access.

Agents Note

Agent Note: The land has the benefit of a right of way over the part of the passageway at the side not included in the title.



view this property online [jonesandchapman.co.uk/Property/WAL111319](https://www.jonesandchapman.co.uk/Property/WAL111319)



welcome to Vicarage Grove, Wallasey

- Semi Detached
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Beautifully Presented

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

£215,000



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



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111319



Property Ref:
WAL111319 - 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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk