



Palatine Road, WALLASEY, CH44 7EN

welcome to

Palatine Road, WALLASEY

Palatine Road offers fantastic access to local shops, reputable schools, parks, and excellent transport connections into Birkenhead, Liverpool, and beyond. This is a truly turn-key property that promises a smooth and simple move. To avoid disappointment, we highly recommend an early viewing.



Auctioneer's Comments

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Property Description

A perfect blend of modern comfort and ready-to-move convenience, this superb three-bedroom terraced house on Palatine Road is an exceptional find for first-time buyers, small families, and investors alike. Step inside to discover a home that has been meticulously maintained and is presented to a great standard. The ground floor welcomes you with a bright and spacious living room and separate dining room, offering a perfect space for relaxation. The

kitchen is fitted with contemporary units and integrated appliances, providing a practical and stylish area for meal preparation. To the first floor, you will find three well-proportioned bedrooms (two doubles, one single), each offering a peaceful retreat. The family bathroom completes the accommodation, featuring a clean, modern suite. Palatine Road offers fantastic access to local shops, reputable schools, parks, and excellent transport connections into Birkenhead, Liverpool, and beyond. This is a truly turn-key property that promises a smooth and simple move. Being Sold with No Onward Chain. To avoid disappointment, we highly recommend an early viewing. Council Tax Band: A

Entrance Hall

UPVC double glazed door to front, radiator and carpet.

Lounge

14' 3" into bay x 10' 4" (4.34m into bay x 3.15m)
UPVC double glazed bay window to front, radiator, meter cupboard and carpet.

Dining Room

13' 11" max x 12' 5" (4.24m max x 3.78m)
UPVC double glazed window to rear, radiator and carpet.

Kitchen

14' x 7' 4" (4.27m x 2.24m)
Sink, electric oven, electric hob and cooker-hood. Plumbing for washing machine, radiator, boiler housed in cupboard, part tiled walls and vinyl flooring. UPVC double glazed windows to side and rear and UPVC double glazed door.

Landing

Carpet and Loft access.

Bedroom One

13' 10" max x 12' 5" (4.22m max x 3.78m)
Two UPVC double glazed windows to front, radiator and carpet.

Bedroom Two

9' 4" x 4' 11" (2.84m x 1.50m)
UPVC double glazed window to side, radiator and carpet.

Bedroom Three

12' 5" x 8' 10" (3.78m x 2.69m)
UPVC double glazed window to rear, radiator and carpet.

Bathroom

WC, sink, bath with overhead shower and radiator.
UPVC double glazed window to side.

Outside

Rear Garden

Patio courtyard, brick walls and wooden gate providing access to rear.



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welcome to

Palatine Road, WALLASEY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terraced Property
- Three Bedrooms

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

guide price

£85,000



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 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 must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
WAL111290 - 0002

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