









welcome to

Geneva Road, Wallasey

This deceptively spacious, traditional property offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal project or investment, and a viewing is essential!













Property Description

We are delighted to bring to market this mid terraced house situated close to local schools, amenities and travel networks in Wallasey. The property offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief, the accommodation comprises entrance hall, lounge, dining room, kitchen and downstairs toilet to the ground floor. To the first floor are two well-proportioned bedrooms and the family bathroom. Externally the property has a walled courtyard which has been paved for easy maintenance. The property requires some renovation but nothing major and would make an ideal investment. Early viewing is strongly advised in order to avoid disappointment. Council Tax Band: A

Entrance Hall

UPVC double glazed door.

Lounge

13' $5^{"}$ into bay x 11' 9" max (4.09m into bay x 3.58m max)

UPVC double glazed bay window to front, radiator, two meter cupboards and vinyl flooring.

Dining Room

11' 11" max x 11' 5" (3.63m max x 3.48m)

UPVC double glazed window to rear, radiator and vinyl flooring.

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

Sink, part tiled walls, laminate flooring and UPVC double glazed window to side.

Downstairs Wc

WC, sink, vinyl flooring, UPVC double glazed window to rear and wooden door to side.

Landing

Wood floor and Loft access.

Bedroom One

15' max x 10' 10" (4.57m max x 3.30m) UPVC double glazed window to front, radiator, boiler housed in cupboard and wooden floor.

Bedroom Two

11' 7" x 9' 8" max (3.53m x 2.95m max) UPVC double glazed window to rear, radiator and wood floor.

Bathroom

WC, sink and bath with electric shower. Radiator, part tiled walls, vinyl flooring and UPVC double glazed window to rear.

Outside

Rear Garden

Patio courtyard, wooden fences and wooden gate proving rear access.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





welcome to

Geneva Road, Wallasey

- Mid Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Requires Renovation
- No Onward Chain

Tenure: Freehold EPC Rating: D

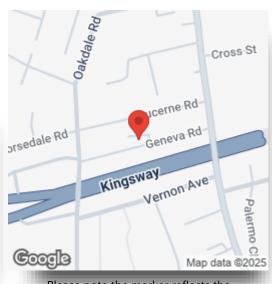
Council Tax Band: A

£65,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111342



Property Ref: WAL111342 - 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.





0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE



jonesandchapman.co.uk

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.