



Eaton Avenue, WALLASEY, CH44 0AH

welcome to

Eaton Avenue, WALLASEY

This is a rare opportunity to acquire a home that offers both size and soul. With its well-presented interior, charming original features, and a magnificent garden, this property is ready to welcome its next family. Not likely to be on the market long, call us today to arrange your viewing!



Property Description

Jones & Chapman are delighted to present this impressive double-fronted semi-detached property, a beautifully presented family home that seamlessly blends period charm with modern comfort. Situated on the desirable Eaton Avenue in Wallasey, this residence offers both space and character in abundance. From the moment you arrive, the property makes a statement with its attractive double-fronted facade, hinting at the generous proportions and classic features found within. The ground floor boasts three separate, bright reception rooms, a layout made possible by the classic double-fronted design and providing plenty of space for entertaining and family living. Upstairs, you will find four bedrooms. The main bedroom is a particularly generous double, benefiting from plenty of natural light. One of the property's true highlights is the substantial rear garden. It offers a fantastic, private space for children to play, gardening enthusiasts to cultivate, and for family and friends to gather. Call us today to arrange a viewing. Council Tax Band: B

Entrance Hall

UPVC double glazed door to front, radiator, meter cupboard and parquet flooring.

Lounge

16' 2" into bay x 12' 3" max (4.93m into bay x 3.73m max)
UPVC double glazed bay window to front, electric fire, radiator and parquet flooring.

Dining Room

14' 3" into bay x 10' 8" max (4.34m into bay x 3.25m max)
UPVC double glazed bay window to front, radiator and laminate flooring.

Reception Room Three

12' 1" x 12' 1" max (3.68m x 3.68m max)
Gas fire, tiled floor and UPVC double glazed doors to rear.

Kitchen

12' 2" x 9' 9" (3.71m x 2.97m)
Sink, electric oven, gas hob and cooker-hood. Plumbing for washing machine and plumbing for dishwasher. Radiator, boiler, and vinyl flooring. UPVC double glazed window to side, UPVC double glazed window to rear and UPVC double glazed door to rear.

Landing

Carpet and Loft access.

Bedroom One

15' 7" max x 14' 4" (4.75m max x 4.37m)
Two UPVC double glazed windows to front, radiator, fitted wardrobe and carpet.

Bedroom Two

14' 2" plus bay x 12' 4" max (4.32m plus bay x 3.76m max)
UPVC double glazed window to front, radiator and carpet.

Bedroom Three

9' 9" x 4' 9" (2.97m x 1.45m)
UPVC double glazed window to rear, radiator and vinyl flooring.

Bedroom Four

9' 10" x 9' 1" max (3.00m x 2.77m max)
UPVC double glazed window to rear, radiator, fitted cupboard and carpet.

Bathroom

Sink and bath with overhead shower. Part tiled walls, radiator and vinyl flooring.

Separate Wc

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

Outside

Rear Garden

Patio area - tiered, brick built shed, brick walls and wooden gate providing side access.



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welcome to

Eaton Avenue, WALLASEY

- Semi Detached Property
- Four Bedrooms
- Three Reception Rooms
- Large Garden

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

£220,000



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:
WAL111308 - 0002

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