



St. Pauls Road, Wallasey, CH44 7AH

welcome to

St. Pauls Road, Wallasey

Jones and Chapman are proud to bring to market this three bedroom mid-terraced house with three double bedrooms, large four-piece family bathroom, large kitchen/ diner and a good sized back garden. Good catchment area for schools. Call us today to book a viewing!



Property Description

Jones and Chapman are delighted to bring to the market this three bedroom mid-terraced property located on the ever popular St Pauls Road. This property offers tons of space with an open plan lounge into a second reception room. The large kitchen/ Diner is to the rear of the property with a modern fitted kitchen and access to the back garden. The back garden is well maintained and manageable with additional access to the field behind via a back gate. Upstairs you have three large double bedrooms and a stunning four-piece family bathroom with under floor heating. This is the ideal property for a young family looking to get themselves on the property ladder. Located in an excellent area for Primary and Secondary School catchment as well as having lots of local amenities nearby and excellent transport links across the Wirral and Liverpool. This property is sure to be a popular one, so don't hesitate, call us today or pop into the Wallasey Branch to arrange a viewing! Council Tax Band: A

Entrance Hall

UPVC double glazed door and tiled floor.

Lounge

13' 11" into bay x 12' 2" max (4.24m into bay x 3.71m max)

UPVC double glazed bay window to front, radiator, meter cupboard and laminate flooring.

Dining Room

16' 1" max x 12' 1" (4.90m max x 3.68m)

UPVC double glazed window to rear, two radiators and laminate flooring.

Reception Room Three

13' 3" x 10' 11" (4.04m x 3.33m)

UPVC double glazed window to side, radiator and tiled floor.

Kitchen

10' 10" x 7' (3.30m x 2.13m)

Comprising sink, electric oven, electric hob and cooker-hood. Plumbing for washing machine, boiler housed in cupboard, part tiled walls and tiled floor. UPVC double glazed window to rear and UPVC double glazed door to side.

Landing

Carpet and Loft access.

Bedroom One

16' 2" max x 11' 11" plus bay (4.93m max x 3.63m plus bay)

UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

12' 1" x 10' 10" max (3.68m x 3.30m max)

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

Bedroom Three

14' 7" x 7' 11" (4.45m x 2.41m)

Two UPVC double glazed windows to side, radiator and laminate flooring.

Bathroom

WC, sink, bath and shower. Towel radiator, tiling and UPVC double glazed windows to side and rear.

Outside

Rear Garden

Astro turf, brick walls to side and rear, and wooden gate providing access to side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

St. Pauls Road, Wallasey

- Mid Terraced Property
- Three Bedrooms
- Three Reception Rooms
- No Onward Chain

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

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAL111355 - 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.


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