



Cavendish Road, WALLASEY, CH45 2NX

welcome to

Cavendish Road, WALLASEY

A superb and deceptively spacious four-bedroom home on Cavendish Road, offering fantastic living space and potential. This is the perfect opportunity for someone looking to style their own family home. In a popular area of New Brighton, it is not likely to be on the market long! Call us today!



Property Description

Presenting a rare and exciting opportunity to acquire a wonderfully proportioned four-bedroom semi-detached property, nestled on the desirable Cavendish Road in Wallasey. This is more than just a house; it is a project of passion, a blank canvas awaiting the vision of a discerning buyer, developer, or growing family to transform it into one of Wallasey's most outstanding homes. Whilst requiring modernisation throughout, the sheer scale, classic layout, and immense potential are immediately apparent, offering the chance to craft a dream family home tailored perfectly to your tastes and lifestyle. Located in the popular and convenient locale of Wallasey, Cavendish Road is perfectly positioned to take advantage of all the area has to offer. You are within easy reach of excellent local schools, bustling shopping parades, beautiful green spaces and the stunning coastal paths along the Marine Lake and New Brighton promenade are just a short distance away. With fantastic transport links providing swift access to Liverpool City Centre, the Wirral, and beyond, commuting is effortless. This is a property that demands vision but promises immense reward. With its robust structure, generous room sizes, and flexible living space, it represents a solid investment in a fantastic location. We highly recommend an internal inspection to fully appreciate the scale of the opportunity on offer. Being sold with No Onward Chain. Call us today to arrange your viewing! Council Tax Band: B

Entrance Hall

Composite double glazed door, radiator, meter cupboard and carpet.

Lounge

16' 6" into bay x 13' 9" max (5.03m into bay x 4.19m max)
UPVC double glazed bay window to front, gas fire, radiator and carpet.

Dining Room

15' 9" x 10' 8" max (4.80m x 3.25m max)
Radiator, carpet and UPVC double glazed doors to rear.

Kitchen

15' 9" x 7' 10" (4.80m x 2.39m)
Comprising sink, oven, electric hob and cooker-hood. Plumbing for washing machine. Radiator, part tiled walls and vinyl flooring. Two UPVC double glazed windows to side and wooden door to rear.

First Floor Landing

Carpet.

Bedroom One

15' 9" x 10' 9" max (4.80m x 3.28m max)
UPVC double glazed window to rear, radiator and wood floor.

Bedroom One Ensuite

Wet room, electric shower, sink, radiator, part tiled walls, vinyl flooring and UPVC double glazed window to rear.

Separate Wc

WC, vinyl flooring and UPVC double glazed window to side.

Bathroom

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

Bedroom Two

14' x 6' 5" (4.27m x 1.96m)
UPVC double glazed window to front, radiator, boiler and carpet.

Bedroom Three

16' 7" into bay x 10' 6" (5.05m into bay x 3.20m)
UPVC double glazed bay window to front, radiator and carpet.

Second Floor Accommodation

Bedroom Four

18' x 11' 8" (5.49m x 3.56m)
Two UPVC double glazed windows to front and carpet.

Outside

Driveway.

Rear Garden

Patio, brick wall and up and over door.



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welcome to

Cavendish Road, WALLASEY

- Semi Detached Property
- Four Bedrooms
- No Onward Chain
- Off Road Parking - Drive
- Perfect Project Property

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

£260,000



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

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Property Ref:
WAL111325 - 0003

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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