

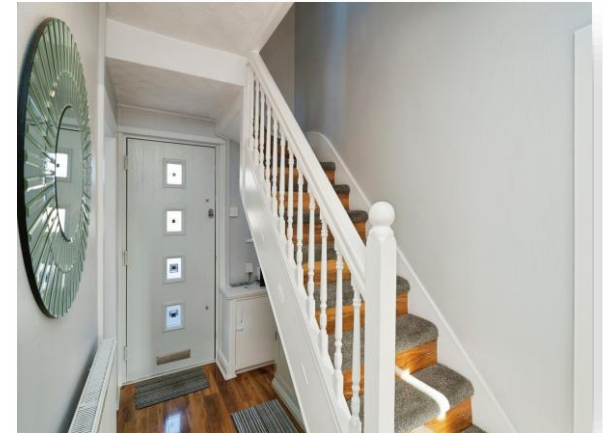


Rostherne Avenue, WALLASEY, CH44 5RZ

welcome to

Rostherne Avenue, WALLASEY

A well-sized three-bedroom home boasting two reception rooms, a third extended living area with wood burner, a modern kitchen, and a handy downstairs WC. Upstairs offers three bedrooms and a separate shower room and WC. Ideally located for schools, amenities, and transport links.



Property Description

Council Tax Band: B

Located in a popular residential area, Rostherne Avenue is a generously sized family home offering versatile living space. The property features two reception rooms plus a third extended living space, providing excellent flexibility for modern family life. Two of the rooms, including the extension, are enhanced by stylish wood-burning fires, creating warm and inviting spaces throughout the colder months. The property boasts a modern kitchen and the added convenience of a downstairs WC. Upstairs, there are three well-proportioned bedrooms, along with a separate shower room and WC, ideal for busy households.

Outside, the home benefits from a low maintenance paved front garden, at the rear there is a paved patio area and for ease an artificial lawn offering, a great space for entertaining, or simply enjoying the outdoor space. With its spacious layout, updated features, and potential to personalise further, this property presents an attractive opportunity in a popular part of Wallasey, close to schools, shops, and transport links.

Entrance Hall

Downstairs Wc

Lounge

11' 5" x 11' 4" (3.48m x 3.45m)

Reception Room Two

14' 8" x 11' 2" (4.47m x 3.40m)

Reception Room Three

35' 5" x 7' 6" (10.79m x 2.29m)

Kitchen

11' 2" x 7' 4" (3.40m x 2.24m)

Landing

Bedroom One

11' 4" x 11' 5" (3.45m x 3.48m)

Bedroom Two

14' 9" x 11' 1" (4.50m x 3.38m)

Bedroom Three

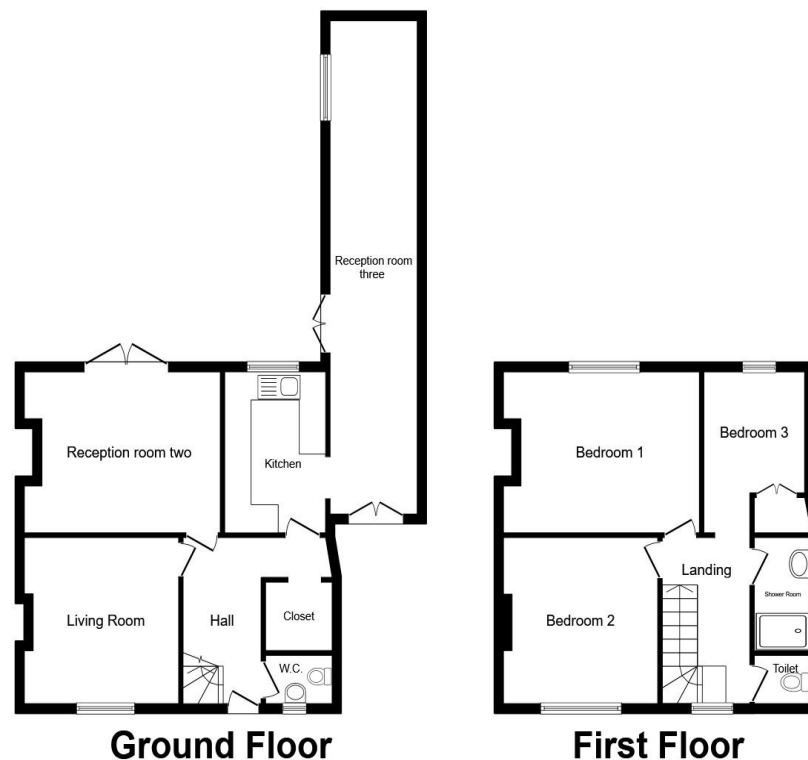
15' 1" x 7' 5" (4.60m x 2.26m)

Separate Wc

Bathroom

Outside

Rear Garden



Total floor area 118.0 m² (1,271 sq.ft.) approx

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.propertybox.io



welcome to

Rostherne Avenue, WALLASEY

- Extended family home
- Three reception rooms
- Convenient downstairs WC
- Low maintenance rear garden
- Modern Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£230,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111337



Property Ref:
WAL111337 - 0002

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