



Cliff Road, Wallasey, CH44 3AX

welcome to

Cliff Road, Wallasey

Jones & Chapman are now in receipt of an offer for the sum of £140,000 for 63 Cliff Road, CH44 3AX. Anyone wishing to place an offer on the property should contact Jones & Chapman, 108 Wallasey Road CH44 2AE, 0151 630 4717 prior to exchange of contracts.



Property Description

CALLING ALL INVESTORS!!!! Jones and Chapman are proud to bring you this three bedroom semi-detached property situated in an ever-popular location of Wallasey, in a good catchment area and is close to all of the local amenities and transport links. Being sold with a long standing tenant in situ. Briefly, this house consists of a good sized living room, dining room and kitchen downstairs. Additionally, a lovely rear garden. Upstairs, you will find four generous sized bedrooms and family bathroom. Viewing is essential so call us now to avoid disappointment!

Entrance Porch

UPVC double glazed front door, meter cupboard and carpet.

Entrance Hall

UPVC double glazed window to side, wood framed single glazed door, under stairs storage, radiator and laminate flooring.

Lounge

16' 9" x 11' 3" max (5.11m x 3.43m max)
UPVC double glazed window to rear, gas fire, radiator and carpet.

Dining Room

15' 4" into bay x 11' 9" (4.67m into bay x 3.58m)
UPVC double glazed bay window to front, gas fire, radiator and laminate flooring.

Kitchen

12' 8" x 10' 3" (3.86m x 3.12m)
Comprising sink, electric oven, gas hob and part tiled walls. Boiler, radiator and laminate flooring. UPVC double glazed window to rear.

Utility Room

8' 4" x 7' (2.54m x 2.13m)
Plumbing for washing machine, UPVC double glazed window to rear and UPVC double glazed patio door.

Landing

Carpet.

Bedroom One

15' 5" into bay x 11' 4" max (4.70m into bay x 3.45m max)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

16' 9" x 11' 3" max (5.11m x 3.43m max)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

8' 7" x 8' 1" (2.62m x 2.46m)
UPVC double glazed window to front, radiator and carpet.

Bedroom Four

10' 1" x 6' 6" (3.07m x 1.98m)
UPVC double glazed window to rear, radiator and carpet.

Bathroom

Comprising WC, sink and bath with electric shower. Part tiled walls, storage cupboard and vinyl flooring. UPVC double glazed window to side. Loft access.

Outside

Rear Garden

Grass, patio area, brick walls and wooden gate with side access.



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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welcome to

Cliff Road, Wallasey

- Council Tax Band: C
- Being Sold With Long Standing Tenant In Situ
- Semi-Detached Property
- Four Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: E

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL110489](https://www.jonesandchapman.co.uk/Property/WAL110489)



Property Ref:
WAL110489 - 0004

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.

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.

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