



Guildford Street, Wallasey, CH44 0BP

welcome to

Guildford Street, Wallasey

This deceptively spacious, traditional property is beautifully presented, modern throughout and offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal first time buy, or investment and a viewing is essential!



Property Description

We are delighted to bring to market this immaculately presented two bedroom semi detached property, recently renovated by the current vendor to an impeccable standard. It is modern throughout and offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief the accommodation comprises of the living room, dining / kitchen area and family bathroom. To the first floor are two good-sized bedrooms. Externally the property has a beautiful courtyard perfect for spending those summer days. Being sold with no onward chain, this property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment. Council Tax Band: A

Entrance Hall

Double glazed composite door, meter cupboard and laminate flooring.

Lounge

10' 6" max x 10' 4" max (3.20m max x 3.15m max)
UPVC double glazed window to front, meter cupboard, radiator and laminate flooring.

Kitchen

11' 8" x 9' 8" max (3.56m x 2.95m max)
Sink, oven, electric hob and cooker-hood. Plumbing for washing machine, integrated fridge/freezer, part tiled walls, radiator and laminate flooring. UPVC double glazed window to rear.

Landing

Carpet.

Bedroom One

10' 7" x 7' 7" (3.23m x 2.31m)
UPVC double glazed window to front, radiator and carpet.

Bedroom Two

12' 8" x 9' (3.86m x 2.74m)
UPVC double glazed window to rear, radiator, boiler housed in cupboard, carpet and loft access.

Bathroom

WC, sink and bath with overhead shower. Towel radiator, part tiled walls, laminate flooring and UPVC double glazed window to side.

Outside

Rear Garden

Gravel courtyard, brick walls and wooden gate providing 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

Guildford Street, Wallasey

- Semi Detached Property
- Two Bedrooms, Immaculately Presented
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111186 - 0004

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