



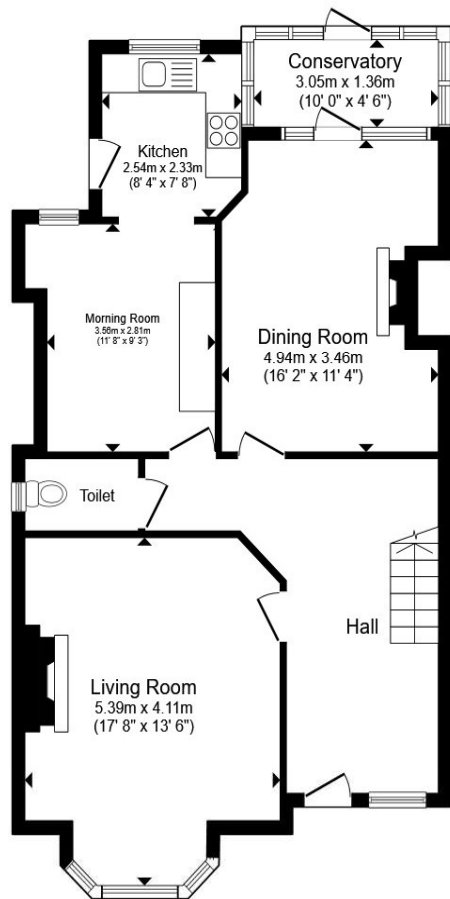
Elleray Park Road, Wallasey CH45 0LH

welcome to

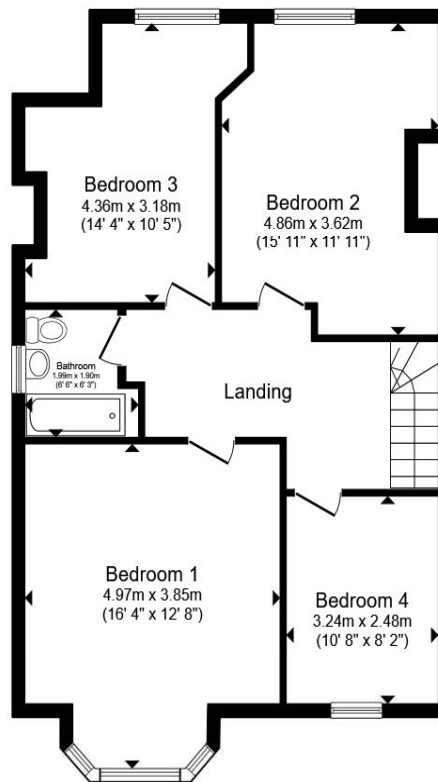
Elleray Park Road, Wallasey

Situated in one of Wallasey's most sought-after locations, this impressive home offers open aspect to the front overlooking Elleray Park, characterful features and excellent outdoor space. Requiring a degree of modernisation, this spacious property presents an exciting opportunity.





Ground Floor



First Floor

Total floor area 150.9 m² (1,624 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

Entrance Hall

Lounge

Dining Room

Morning Room

Kitchen

Downstairs Wc

Conservatory

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Front Garden

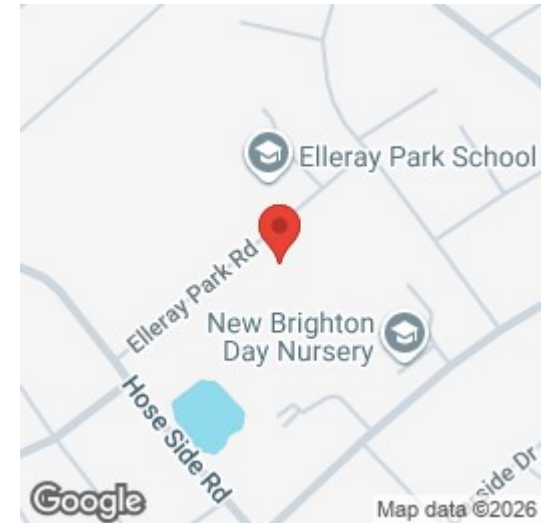
Rear Garden

welcome to
[Type here]
Elleray Park Road, Wallasey

- No Onward Chain
- Four Bedrooms
- Semi Detached House
- Sizable Garden
- Substantial Family Home

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAL111658 - 0005

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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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


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