



**St. Lucia Road, Wallasey, CH44 8BW**

welcome to

## St. Lucia Road, Wallasey

This deceptively spacious, traditional property is beautifully presented and modern. It offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal first time buy or investment for anyone looking for a move in ready home. Viewing is essential!



## Property Description

Nestled on the popular residential St. Lucia Road in Wallasey, this beautifully presented three-bedroom mid-terraced home offers a rare blend of modern comfort and effortless move-in readiness. Meticulously maintained and thoughtfully updated, it represents a perfect opportunity for first-time buyers, small families, or investors seeking a turn-key property. The property has been recently renovated by the current vendors with all major works completed for your convenience. Stepping inside, you are greeted by a welcoming entrance hall leading to a bright and spacious lounge, perfect for relaxing and entertaining. The open plan dining area leads to a modern kitchen that is well-appointed with contemporary fittings and ample storage, seamlessly connecting to practical outdoor space. Upstairs, the property boasts three well-proportioned bedrooms, all offering a peaceful retreat. The master bedroom is a particularly generous double, with the additional bedrooms providing versatile space for children, a home office, or guests. The family bathroom completes the first-floor accommodation. Externally, the property benefits from a low-maintenance rear yard, ideal for relaxing, enjoying sunny days and taking in the views of the Mersey and Liverpool. At the end of the road are steps leading onto the promenade where you can enjoy fantastic coastal walks. Not likely to be on the market long, so call us today to avoid disappointment. Council Tax Band: A

### Lounge

16' 6" into bay x 11' 6" max ( 5.03m into bay x 3.51m max )

### Dining Room

14' x 10' 7" max ( 4.27m x 3.23m max )

### Kitchen

9' 9" x 5' 10" ( 2.97m x 1.78m )

### Landing

#### Bedroom One

16' 1" into bay x 10' 8" max ( 4.90m into bay x 3.25m max )

#### Bedroom Two

14' x 9' 2" to wardrobe ( 4.27m x 2.79m to wardrobe )

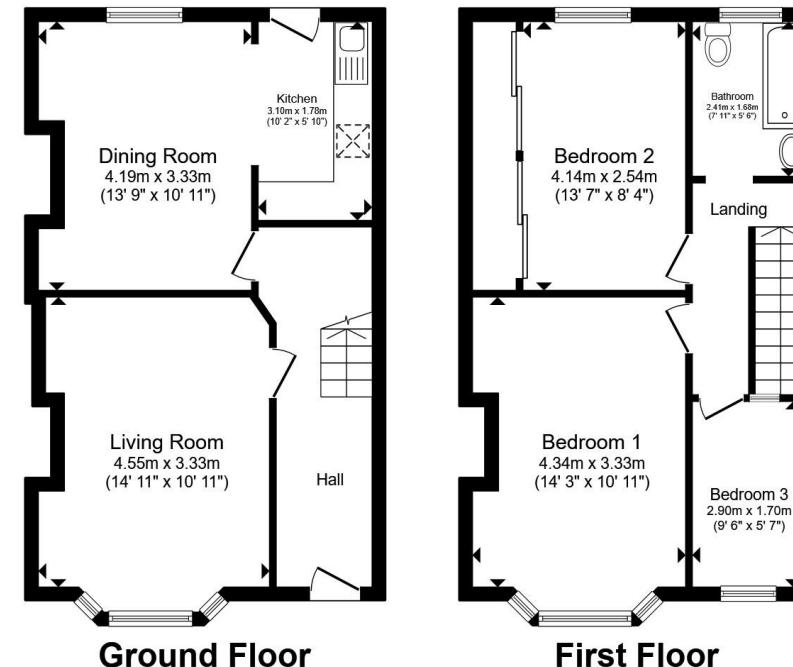
#### Bedroom Three

9' 6" x 5' 11" ( 2.90m x 1.80m )

### Bathroom

#### Outside

#### Rear Garden



Total floor area 91.1 m<sup>2</sup> (981 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](http://www.propertybox.io)



**view this property online** [jonesandchapman.co.uk/Property/WAL111399](http://jonesandchapman.co.uk/Property/WAL111399)



welcome to

## St. Lucia Road, Wallasey

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Beautifully Presented
- Low Maintenance Yard

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £170,000



view this property online [jonesandchapman.co.uk/Property/WAL111399](http://jonesandchapman.co.uk/Property/WAL111399)

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.



Property Ref:  
WAL111399 - 0003

 jones & chapman



**0151 630 4717**



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,  
CH44 2AE



**jonesandchapman.co.uk**