



**Stourcliffe Road, Wallasey, CH44 3AE**

**welcome to**

**Stourcliffe Road, Wallasey**

This is a superb opportunity to acquire a substantial, well-maintained family home. Offering a harmonious blend of spacious and flexible interior accommodation and a magnificent garden, this property is ready to welcome its next family. Early viewing is recommended!



## Property Description

Jones & Chapman are delighted to present this three-bedroom semi-detached house on Stourcliffe Road. Boasting a great family-friendly layout, it's the perfect opportunity to create your dream home. Step inside to find a welcoming hallway leading to a bright and spacious living room, perfect for family relaxation. The separate dining room offers versatile space for formal meals and is ideal for a growing family's needs. The property also boasts a downstairs WC for added convenience. Upstairs, you will find three generously sized bedrooms, all offering plenty of natural light and space for furniture. The modern family bathroom completes the first floor. Externally, the property benefits from a large rear garden, an oasis for entertaining and relaxing. Being sold with No Onward Chain. Call us today to arrange your viewing! Council Tax Band: B

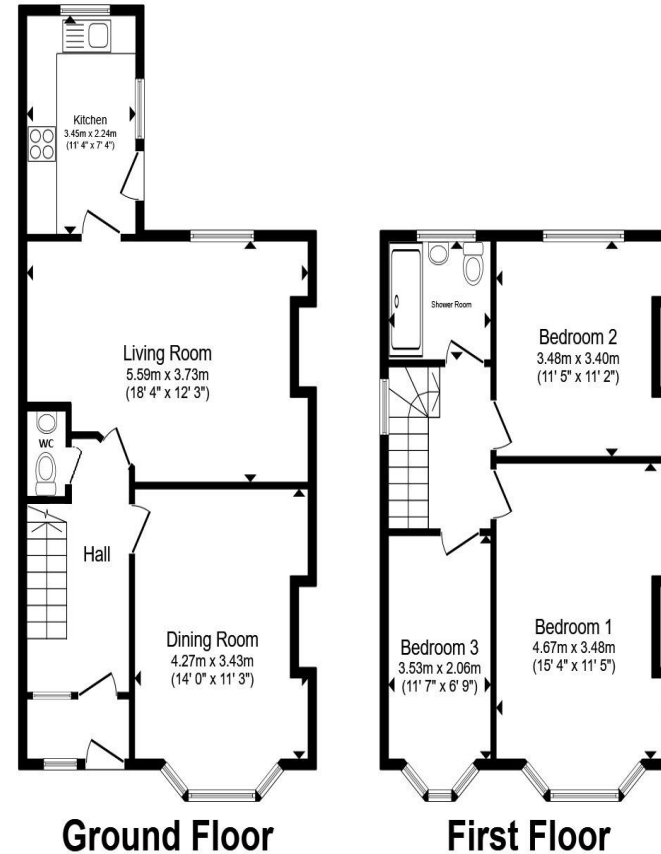
**Entrance Hall**  
**Lounge**  
**Dining Room**  
**Kitchen**  
**Downstairs Wc**

**Landing**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Bathroom**

**Outside**  
**Rear Garden**

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 100.0 m<sup>2</sup> (1,077 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)

  
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## Stourcliffe Road, Wallasey

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- No Onward Chain
- Large Garden

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

# £250,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL111476 - 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



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