



Beaumaris Road, Wallasey, CH45 8NH

welcome to

Beaumaris Road, Wallasey

Located in a popular Wallasey Village location, this incredible 3-bedroom family home is within easy reach of excellent local schools, shops, transport links, and the beautiful coastal paths of the North Wirral coastline. Not likely to be on the market long, call us today to arrange your viewing!



Property Description

Welcome to this beautifully extended and thoughtfully modernised three-bedroom semi-detached property on Beaumaris Road, Wallasey. Designed with modern family living in mind, this home offers a perfect blend of generous living space and stylish presentation, sure to impress from the moment you arrive. The standout feature is undoubtedly the stunning rear extension, which has created a magnificent open-plan kitchen/dining room. This fantastic social space is flooded with natural light, creating a bright and airy atmosphere that is perfect for family life and entertaining. The modern kitchen is well-equipped and seamlessly flows into the dining area, which offers direct access to the garden - ideal for summer barbecues and indoor-outdoor living. Upstairs, you will find three well-proportioned bedrooms and the family bathroom. Externally, the property continues to deliver. To the front, a private driveway provides convenient off-road parking. To the rear, the property reveals a surprisingly large and generous garden, a private oasis for you to enjoy. This is a ready-to-move-into home that has been significantly enhanced. An internal viewing is highly recommended to fully appreciate the space and quality on offer. Being Sold with No Onward Chain. Call us today to arrange your viewing. Council Tax Band C

Entrance Porch

UPVC double glazed door and tiled floor.

Entrance Hall

Wood framed single glazed door, radiator, meter cupboard and laminate flooring.

Lounge

13' 5" into bay x 12' max (4.09m into bay x 3.66m max)
UPVC double glazed bay window to front, gas fire, radiator and laminate flooring.

Open Plan Kitchen/Dining Area

18' 8" max x 23' 6" max (5.69m max x 7.16m max)
Sink, electric oven, electric hob and cooker-hood. Kitchen Island, electric fire, integrated dishwasher, under worktop fridge and freezer, two radiators and laminate flooring. UPVC double glazed window to rear and UPVC double glazed door to rear.

Utility Room

8' 2" x 5' 10" (2.49m x 1.78m)
Sink, boiler, tiled floor and UPVC double glazed door to side.

Downstairs Wc

WC, sink, electric shower, tiling and UPVC double glazed window to rear.

Landing

Carpet and loft access - insulated.

Bedroom One

12' into bay x 11' 5" max (3.66m into bay x 3.48m max)
UPVC double glazed bay window to front, radiator, fitted storage and laminate flooring.

Bedroom Two

11' 3" max x 13' 10" (3.43m max x 4.22m)
UPVC double glazed window to rear, radiator and laminate flooring.

Bedroom Three

8' 9" x 6' 11" (2.67m x 2.11m)
UPVC double glazed window to front, radiator and laminate flooring.

Bathroom

WC, sink bath and shower. Towel radiator, tiling, UPVC double glazed windows to side and rear.

Outside

Driveway.

Rear Garden

Patio area, astroturf and wooden fences.

Garage

15' 2" x 8' (4.62m x 2.44m)
Up and over door, electric power and wooden door to side.



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welcome to Beaumaris Road, Wallasey

- Semi Detached Property
- Three Bedrooms
- Open Plan Kitchen / Dining
- Well Presented Throughout
- Driveway & Garage

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

offers over
£350,000



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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Property Ref:
WAL111150 - 0005

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