



**Burnside Avenue, Wallasey, CH44 4EP**

**welcome to**

**Burnside Avenue, Wallasey**

An ideal first time buy or family home! Look no further than this beautifully presented three bedroom semi-detached property. Situated on a quiet avenue close to the local amenities of Liscard, schools and transport links. A viewing is essential to truly appreciate the size. Call us today!



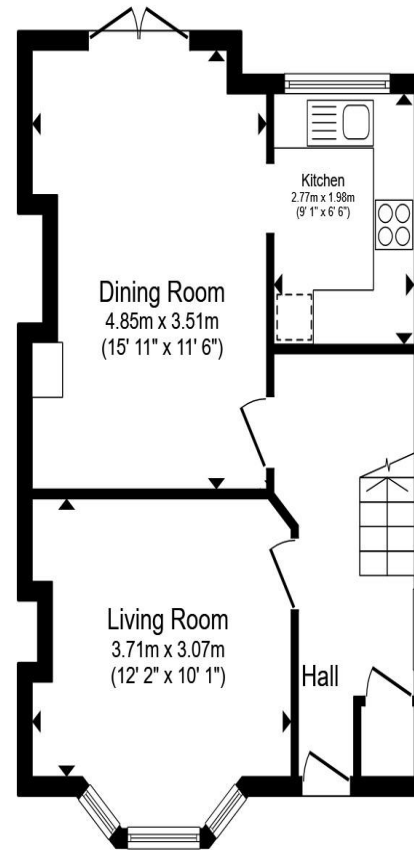
## Property Description

Jones & Chapman are delighted to bring to market this beautifully presented three-bedroom semi-detached home that offers the perfect blend of modern living and traditional charm. Ideally suited for first-time buyers or savvy investors seeking a high-demand rental asset, this property is a true credit to its current owners. The property welcomes you via a bright and inviting entrance hallway, leading into a front-facing reception room. This space is bathed in natural light thanks to a large bay window, offering a perfect setting for both relaxed evenings and formal entertaining. Flowing seamlessly to the rear is the heart of the home: a stunning open-plan kitchen/diner. Fitted with a range of modern wall and base units and complementary work surfaces, the kitchen is both stylish and functional. There is ample space for a family dining table, creating a fantastic social hub. Upstairs, you will find three well-proportioned bedrooms. The master bedroom is a spacious double located to the front of the property, featuring ample room for fitted or freestanding wardrobes. The second bedroom is another comfortable double, enjoying views over the rear garden. The third, a single bedroom and the family bathroom complete the upstairs accommodation. The rear garden is a particular highlight. Larger than average for a semi-detached property in this area, it is predominantly laid to lawn with a generous patio area, perfect for outdoor furniture. Council Tax Band: A

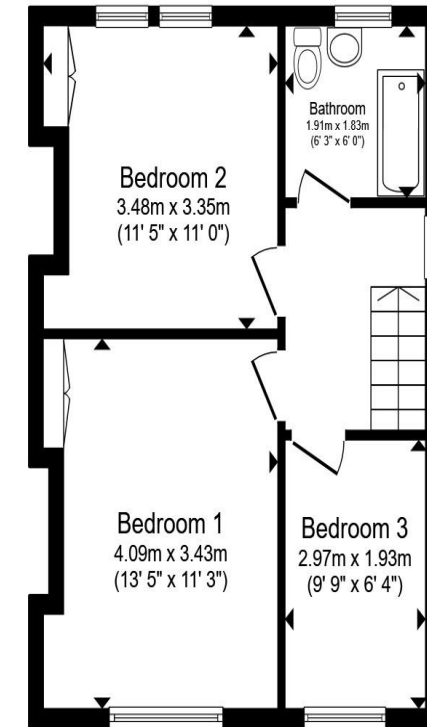
**Entrance Hall**  
**Lounge**  
**Dining Room**  
**Kitchen**

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

## Outside Rear Garden



**Ground Floor**



**First Floor**

Total floor area 84.6 m<sup>2</sup> (910 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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welcome to

## Burnside Avenue, Wallasey

- Semi Detached Property
- Three Bedrooms
- Open Plan Dining / Kitchen
- Large Garden Space

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

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL111520 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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