



**Hertford Drive, Wallasey, CH45 7PU**



**welcome to**

## **Hertford Drive, Wallasey**

This is a rare opportunity to acquire an incredible home in the fantastic location of Hertford Drive. Close to local amenities, schools, excellent transport links and a stone's throw from New Brighton Prom, viewing is highly recommended to fully appreciate all this superb property has to offer.



### Property Description

Jones & Chapman are delighted to market this impressively spacious four-bedroom semi-detached property, perfectly positioned on the popular Hertford Drive in New Brighton. This superb family home offers an abundance of versatile living space across three floors, making it an ideal choice for growing families or those who love to entertain. Upon entering, you are greeted by a welcoming hallway that leads to two separate reception rooms at the front of the property. Flooded with natural light, these rooms offer fantastic flexibility to be used as a formal living room and a separate playroom, home office, or snug, catering perfectly to modern family life. The heart of the home is the open-plan living area to the rear, where the kitchen seamlessly flows into a generous dining room, creating a wonderful social space for family meals and entertaining. A convenient utility room provides essential extra storage and space for appliances, keeping the main kitchen clutter-free. Venturing to the first floor, you will discover three well-proportioned double bedrooms and a single bedroom on the second floor. The property also boasts two bathrooms. Externally, to the rear of the property there is a low-maintenance rear garden, perfect for relaxing. To the front, a driveway parking for multiple vehicles. Call us today to arrange your viewing and avoid missing out!  
Council Tax Band: C

### Entrance Hall

UPVC double glazed door, radiator and carpet.

### Lounge

16' 5" into bay x 11' 6" ( 5.00m into bay x 3.51m )  
UPVC double glazed bay window to front, electric fire and carpet.

### Dining Room

15' 7" into bay x 11' 5" max ( 4.75m into bay x 3.48m max )  
UPVC double glazed bay window to front, gas fire, two radiators and carpet.

### Reception Room Three

11' 6" x 11' 5" max ( 3.51m x 3.48m max )  
Gas fire, radiator, carpet and UPVC double glazed doors to rear.

### Kitchen

8' 11" x 8' 9" ( 2.72m x 2.67m )  
Comprising sink, electric oven and gas hob. Plumbing for dishwasher, tiled walls, tiled floor, UPVC double glazed window to rear and UPVC double glazed door to rear.

### Utility Room

7' 7" x 6' 9" ( 2.31m x 2.06m )  
Plumbing for washing machine, and boiler.

### Storage Room

8' 3" x 5' 8" ( 2.51m x 1.73m )  
Wood framed single glazed window to side and carpet.

### First Floor Landing

Carpet.

### Bedroom One

16' 5" max x 13' 4" ( 5.00m max x 4.06m )  
Two UPVC double glazed windows, radiator, fitted wardrobe and carpet.

### Bedroom Two

16' 5" into bay x 11' 6" max ( 5.00m into bay x 3.51m max )  
UPVC double glazed bay window to front, radiator and carpet.

### Bedroom Three

11' 6" x 11' 6" ( 3.51m x 3.51m )  
UPVC double glazed window to rear, radiator and carpet.

### Second Bathroom

Sink, electric shower, tiling and wood framed single glazed window.

### Separate Wc

WC, carpet and wood framed single glazed window.

### Bathroom

WC, sink, bath, radiator, part tiled walls, tiled floor and Loft access.

### Second Floor Accommodation

#### Bedroom Four

10' 2" x 7' ( 3.10m x 2.13m )  
UPVC double glazed window to rear, radiator and carpet.

### Outside

Driveway.

### Rear Garden

Brick patio and brick walls.



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## welcome to Hertford Drive, Wallasey

- Semi Detached Property
- Four Bedrooms
- Three Reception Rooms
- Off Road Parking - Driveway

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



# £290,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111243 - 0004

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**jones & chapman**



**0151 630 4717**



[Wallasey@jonesandchapman.co.uk](mailto:Wallasey@jonesandchapman.co.uk)



108 Wallasey Road, WALLASEY, Merseyside,  
CH44 2AE



**[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)**