



Empress Road, Wallasey, CH44 0AP

welcome to

Empress Road, Wallasey

This deceptively spacious, traditional property offers fantastic accommodation that needs to be appreciated with an internal inspection. The property does require some updating but would make an ideal first time buy or investment and a viewing is essential! Call us today!



Property Description

Jones and Chapman are delighted to bring you this three-bedroom semi-detached home situated in the highly sought after location of Empress Road. Offering two great reception rooms, a kitchen and good-sized back garden. Upstairs are two large double bedrooms, one single bedroom and family bathroom. It is located in an excellent catchment area for both Primary and Secondary schools and close to the amenities and transport links in Liscard. The property does require some renovation but could make the ideal family home. Being Sold with No Onward Chain. Sure to be a popular property, call us today or pop into the Wallasey Branch to arrange a viewing! Council Tax Band: A.

Entrance Hall

Wood framed single glazed door, under stairs storage, meter cupboard, radiator and carpet.

Lounge

14' 8" into bay x 14' 4" max (4.47m into bay x 4.37m max)
UPVC double glazed bay window to front, two radiators and carpet.

Dining Room

12' 5" x 9' 11" max (3.78m x 3.02m max)
UPVC double glazed window to rear, gas fire and carpet.

Kitchen

15' 6" x 10' 4" max (4.72m x 3.15m max)
Sink, oven, gas hob and plumbing for washing machine. Part tiled walls, vinyl flooring and UPVC double glazed door to side.

Landing

Carpet.

Bedroom One

14' 10" into bay x 13' 4" max (4.52m into bay x 4.06m max)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

12' 5" x 10' max (3.78m x 3.05m max)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

9' 8" x 7' 2" (2.95m x 2.18m)
UPVC double glazed window to front, radiator and carpet.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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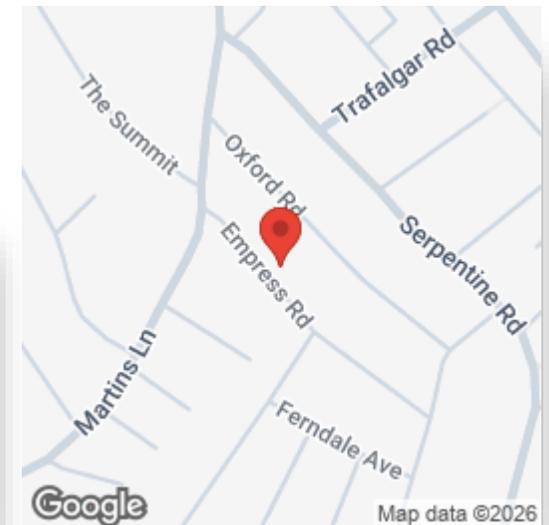
welcome to

Empress Road, Wallasey

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

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

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAL111376 - 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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