

Marshlands Road, Wallasey, CH45 8JE

jones & chapman

welcome to

Marshlands Road, Wallasey

A fantastic opportunity to acquire a spacious home in a popular residential area of Wallasey. Requiring modernisation throughout, the property offers excellent potential for buyers looking to create their ideal home or investment. Conveniently located close to local amenities, and transport links.













Property Description

Situated on Marshlands Road, this spacious property presents an exciting opportunity for bu renovate and personalise to their own tastes and requirements.

Requiring a programme of modernisation throughout, the property offers generous accomm add value. Whether you are a first-time buyer looking for a project, a growing family seeking searching for your next refurbishment opportunity, this home has plenty of potential.

Conveniently positioned within easy reach of local shops, schools, transport links and the wic New Brighton, the property combines excellent potential with a desirable location.

Offering a blank canvas for improvement, this is a rare opportunity to create a superb home area. Early viewing is strongly recommended to appreciate the space and potential on offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the required identity and anti-money laundering checks. Once these checks have been complete even if the property purchase does not go ahead.

Entrance Hall

Lounge
11' 11" into Bay x 11′ Max (3.63m into Bay x 3.35m Max)

Dining Room
11' 11" x 11′ Max (3.63m x 3.35m Max)

Kitchen
8' 9" x 5' 4" (2.67m x 1.63m)

First Floor Landing

Bedroom One
13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom Two
11′ x 11' 11" (3.35m x 3.63m)

Bedroom Three
10' 5" x 6' 10" (3.17m x 2.08m)

Shower Room

Externally

Enclosed Rear Yard

welcome to

Marshlands Road, Wallasey

- Mid Terrace House
- Three bedrooms
- Open plan Lounge/Dining
- Kitchen
- Enclosed Rear Yard

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

£169,995









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111825

The Property Ombudsman

Property Ref:
WAL111825 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

jones & chapman

0151 630 4717

Wallasey@jonesandchapman.co.uk

108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE

jonesandchapman.co.uk