



**Rufford Road, Wallasey, CH44 4BY**

**welcome to**

**Rufford Road, Wallasey**

This beautifully presented two-bedroom end terraced property on Rufford Road offers a rare and exciting opportunity for the first-time buyer seeking a ready-to-move-in sanctuary, without the need for immediate renovation or compromise. Call us today to arrange your viewing!



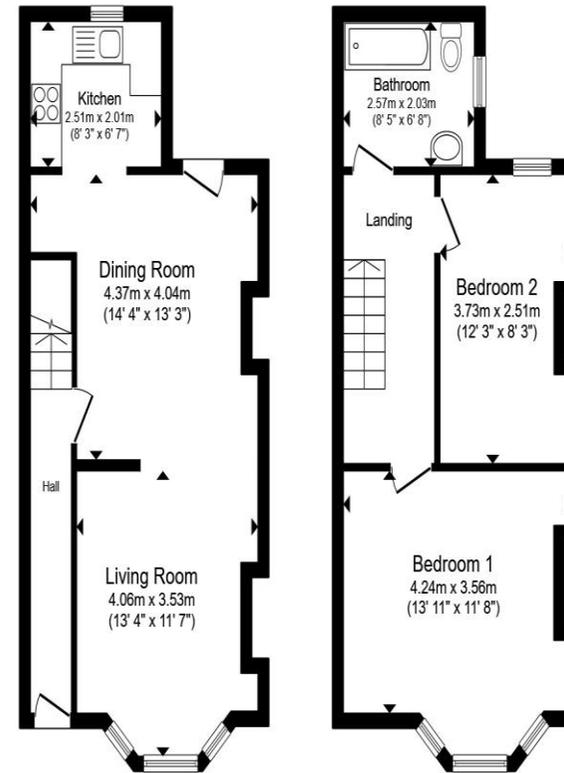
## Property Description

Step through the inviting entrance into a surprisingly spacious and bright hallway, setting the tone for a home that has been thoughtfully maintained. The heart of this home is the delightful living / dining room, a versatile space bathed in natural light thanks to its favourable aspect. This is a room designed for relaxation and entertaining, with plenty of room for comfortable seating and featuring tasteful décor offering a seamless move-in experience. Ascend the stairs to the first floor, where you will find two generously proportioned bedrooms. The master bedroom is a particular highlight, a tranquil double room with more than enough space for a king-sized bed and bedroom furniture. Its peaceful ambience makes it an ideal retreat at the end of the day. The second bedroom is also an excellent size. Completing the internal accommodation is the pristine family bathroom, beautifully appointed with a modern white suite. Externally, to the rear of the property, a private enclosed yard awaits. It's a manageable size, ideal for those wanting an outdoor retreat without excessive upkeep. Surely not likely to be on the market long, call us today to arrange your viewing! Council Tax Band: A

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

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

**Outside**  
**Rear Garden**  
Patio Courtyard.



**Ground Floor**

**First Floor**

Total floor area 76.6 m<sup>2</sup> (825 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)



**view this property online** [jonesandchapman.co.uk/Property/WAL111442](http://jonesandchapman.co.uk/Property/WAL111442)



welcome to

## Rufford Road, Wallasey

- End Terraced Property
- Two Bedrooms
- Well Presented Throughout
- No Onward Chain

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

offers over

**£115,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/WAL111442](https://www.jonesandchapman.co.uk/Property/WAL111442)



Property Ref:  
WAL111442 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 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)