



Princess Road, Wallasey, CH45 5EP

welcome to

Princess Road, Wallasey

Situated on the ever-popular Princess Road in Wallasey, this remarkable semi-detached property has been transformed into a truly turnkey family home. No expense has been spared in a comprehensive, high-standard renovation that marries contemporary living with thoughtful design.



Property Description

These rooms offer flexible accommodation, ideal for a growing family. The bedrooms are served by a stylish, contemporary family bathroom. A true standout feature of this property is the exceptional dormer conversion. This is not merely a converted attic space, but a masterfully executed addition that adds a magnificent main bedroom with ensuite, offering a luxurious and private sanctuary away from the main living areas and the fourth bedroom. To the rear, the garden offers a private and low-maintenance outdoor space, paved with Indian Stone and perfectly rendered white walls, an oasis ideal for relaxing and entertaining on sunny days. At the back of the garden, is a utility / storage space complete with water and electric supply. Not likely to be on the market long, call us today to arrange a viewing! Council Tax Band: B

Entrance Hall

Lounge

Dining Room

Kitchen

First Floor Accommodation

Bedroom One

Bedroom Two

Bathroom

Second Floor Accommodation

Bedroom Three

With En-Suite.

Bedroom Four

Outside

Shared Driveway.

Rear Garden

Agents Note

Please be advised that a small, perpetual, yearly rent charge applies. Contact the Agent or your Solicitor for details.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Princess Road, Wallasey

- Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Beautifully Presented Throughout
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Tenure: Freehold EPC Rating: G
Council Tax Band: B

offers over
£270,000



Total floor area 127.4 m² (1,372 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

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAL111550 - 0012

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



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