



**Wentworth Avenue, WALLASEY, CH45 5ET**

**welcome to**

## **Wentworth Avenue, WALLASEY**

This beautifully maintained three-bedroom end terraced house offers a superb blend of modern comfort and classic charm. From the moment you approach, the property sets the tone for a home that has been thoughtfully updated and lovingly maintained, ready to welcome its next chapter.



## Property Description

Stepping through the inviting entrance, you enter a welcoming and bright hallway. To your right, the living room immediately impresses with its generous proportions and a large front-facing bay window, flooding the space with natural light. This is a wonderfully versatile room, ideal for relaxing family evenings, featuring neutral décor that provides a perfect canvas for personalisation and centred around a charming feature fireplace that adds a focal point of character. The true heart of this home, however, lies at the rear. The kitchen area is both stylish and functional, fitted with a range of modern wall and base units, complemented by sleek worktops and appliances. The space opens seamlessly into a dining area, large enough for a substantial family table, making it the perfect hub for meals, homework, and entertaining. Patio doors lead out to the private rear garden, creating a wonderful indoor-outdoor flow and bathing the entire space in light. Ascending the stairs to the first floor, you will find three well-proportioned bedrooms. All rooms are presented in excellent decorative order. The family bathroom is a crisp, modern suite, tiled and comprising a bath with an overhead shower, a wash-hand basin, and a WC, ensuring busy mornings run smoothly. This home represents a rare and ready-to-move-into opportunity for the first-time buyer seeking a spacious and secure start, or for a young family looking for a forever home in a fantastic location. Council Tax Band: A

### Lounge

14' 10" into bay x 12' 7" max ( 4.52m into bay x 3.89m max )

### Dining Room

12' 6" max x 12' 1" ( 3.81m max x 3.68m )

### Kitchen

8' 1" x 5' 11" ( 2.46m x 1.80m )

## Landing

### Bedroom One

14' 10" into bay x 12' 9" max ( 4.52m into bay x 3.89m max )

### Bedroom Two

12' 7" max x 12' 1" ( 3.84m max x 3.68m )

### Bedroom Three

9' 9" max x 7' 2" max ( 2.97m max x 2.18m max )

## Bathroom

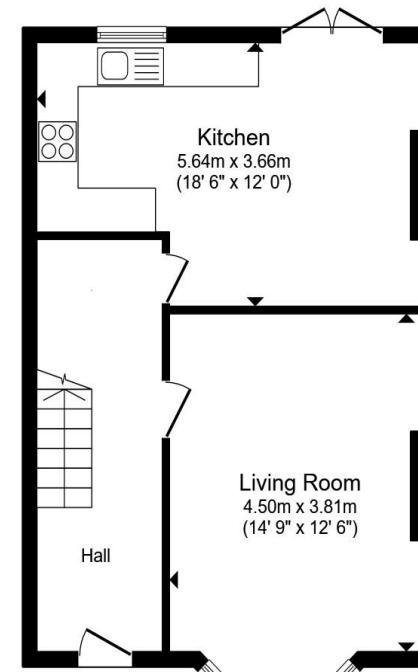
### Outside

### Rear Garden

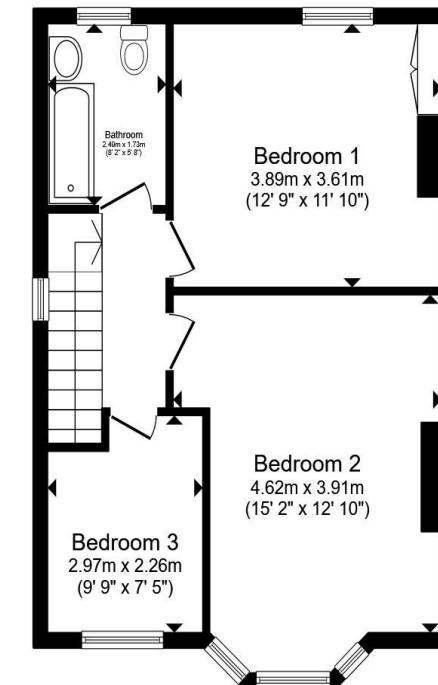
Yard.

### Agents Note

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



Ground Floor



First Floor

Total floor area 97.5 m<sup>2</sup> (1,050 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)



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## Wentworth Avenue, WALLASEY

- End Terraced Property
- Three Bedrooms
- Open Plan Kitchen / Dining
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£190,000**

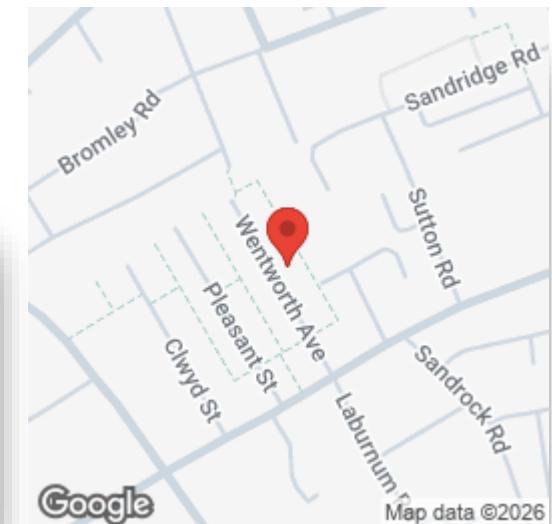


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute 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.



Property Ref:  
WAL110769 - 0002



Please note the marker reflects the postcode not the actual property

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