



Silverlea Avenue, Wallasey, CH45 4QU

welcome to

Silverlea Avenue, Wallasey

This deceptively spacious, traditional property is beautifully presented throughout and offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal first time buy, or investment and a viewing is essential!



Property Description

We are delighted to bring to market this beautifully presented two-bedroom mid terraced house situated close to local schools, amenities and travel networks in Liscard. The property is beautifully presented and modern throughout and offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief it comprises of the living room, kitchen and bathroom downstairs. To the first floor, there are two generous double bedrooms. Externally the property has a courtyard. This property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment. Council Tax Band: A

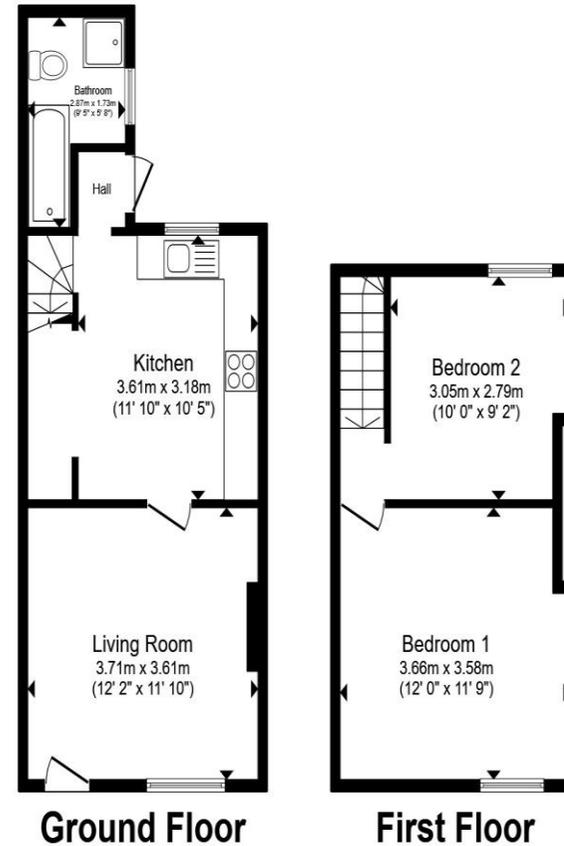
Lounge
Dining Room
Kitchen

Landing
Bedroom One
Bedroom Two
Bathroom

Outside
Rear Garden
Courtyard.

Agents Note

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



Total floor area 62.4 m² (671 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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welcome to

Silverlea Avenue, Wallasey

- Mid Terraced Property
- Two Bedrooms
- Well Presented Throughout.
- Close to Local Amenities & Transport Links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111488 - 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.

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