



**Ormiston Road, Wallasey, CH45 5AU**

**welcome to**

**Ormiston Road, Wallasey**

This delightful character property offers four generous bedrooms, a sleek modern bathroom, and kitchen with a convenient laundry room. With parquet flooring, high ceilings, and a town garden this property offers ample character, and versatile living, book now to avoid disappointment.



## Property Description

A charming and well-situated home in the heart of New Brighton, offering spacious living, period character, and excellent access to the coast and local amenities.

Set along the ever-popular Ormiston Road, this attractive property presents an exciting opportunity for buyers seeking a home in one of Wallasey's most desirable residential pockets. Just a short stroll from New Brighton Promenade, Vale Park, and a wide range of shops, cafes, and transport links, the location is ideal for families, commuters, and anyone who enjoys coastal living.

Inside, the property offers bright and well-proportioned rooms, with a layout that combines traditional charm and modern convenience. The ground floor typically features a welcoming entrance hallway leading to two generous reception spaces - perfect for both day-to-day living and entertaining. Upstairs, the home provides good-sized bedrooms and a family bathroom. Many homes in this area benefit from period features, such as high ceilings, large bay windows, and feature fireplaces, and this property offers similar character and warmth throughout.

Outside, the property enjoys a practical rear town garden, ideal for outdoor dining, or quiet relaxation. Parking in the area is generally convenient, and the street itself is known for its friendly community feel.

Council Tax Band: B.

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

**First Floor Landing**  
**Bedroom Two**  
**Bedroom Three**  
**Bedroom Four**  
**Shower Room**

## Second Floor Accommodation

### Bedroom One

### Storage

## Outside

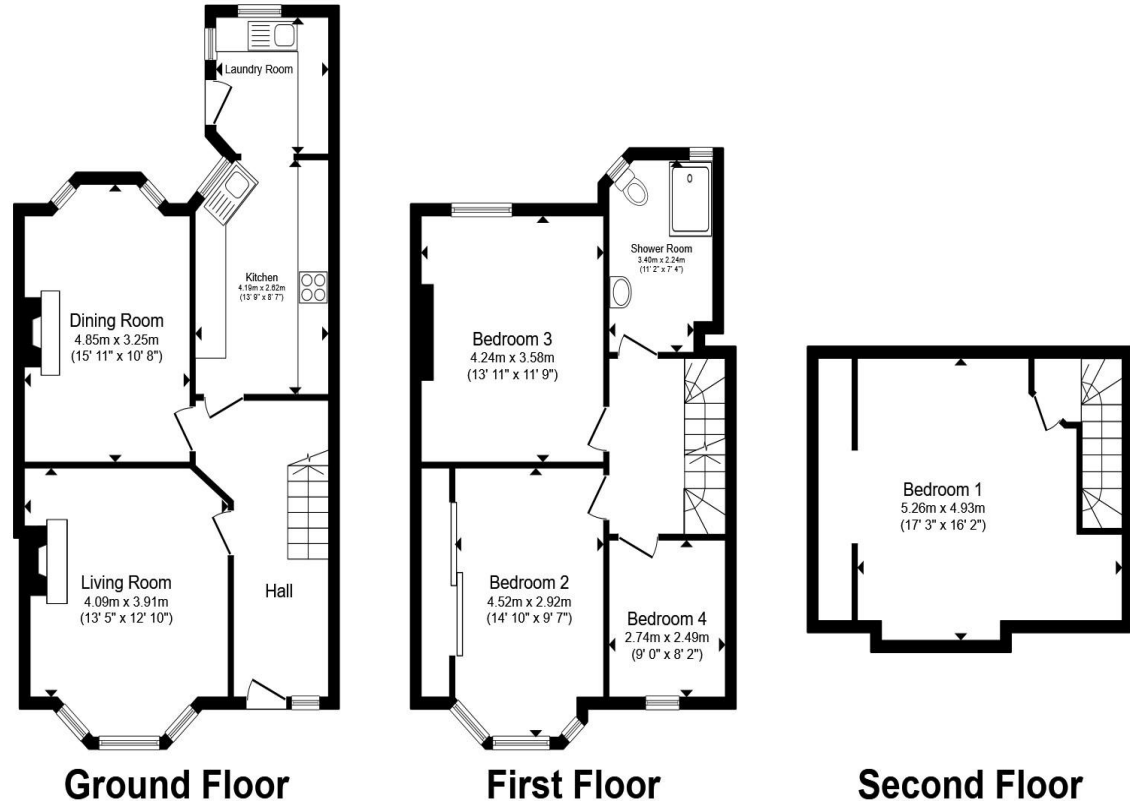
### Town Garden

## Agents Note (1)

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Agents Note (2)

'There is a easement on the title, please enquire with the branch'.



Total floor area 140.4 m<sup>2</sup> (1,511 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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## Ormiston Road, Wallasey

- Semi Detached Family House
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Utility Room

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

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL111546 - 0003

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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