



**Cavendish Road, WALLASEY, CH45 2NX**

welcome to

## Cavendish Road, WALLASEY

Located within easy reach of New Brighton's vibrant seafront, local amenities, schools and transport links, this home is perfect for families seeking comfort and convenience. A fantastic opportunity to own a desirable property in a prime location. Call us today to book a viewing!



## Property Description

Jones & Chapman are delighted to present this incredible four-bedroom detached house on Cavendish Road in New Brighton. This impressive home offers spacious and stylish living throughout and is perfect for families, featuring a contemporary design and high-quality finishes. There are four generous bedrooms, one with a private balcony - perfect for relaxing with morning coffee or evening sunsets. The property also boasts bright and inviting living spaces with a sleek, open plan kitchen / dining area, spacious living room, modern bathroom, and a flowing layout ideal for modern living. Externally, a beautiful rear garden offering plenty of room for entertaining or unwinding and relaxation. Located in a sought-after area, a stone's throw from the local amenities, schools, and transport links in New Brighton, don't miss the opportunity to own this stunning property. Call us today to book a viewing!

Council Tax Band: C

## Entrance Hall

Composite double glazed door, radiator and laminate flooring.

## Lounge

16' 2" into bay x 13' max ( 4.93m into bay x 3.96m max )  
UPVC double glazed bay window to front, gas fire, radiator and carpet.

## Dining Room

13' 4" x 10' 10" ( 4.06m x 3.30m )  
UPVC double glazed window to rear, log burner, radiator and laminate flooring.

## Kitchen

11' 5" x 10' ( 3.48m x 3.05m )  
Sink, gas oven, gas hob and cooker-hood. Integrated fridge freezer, part tiled walls, laminate flooring and UPVC double glazed window to rear.

## Downstairs Wc

WC, sink, radiator, boiler housed in cupboard, laminate flooring and UPVC double glazed window to side.

## First Floor Landing

Carpet.

## Bedroom One

15' 11" into bay x 12' 11" max ( 4.85m into bay x 3.94m max )  
UPVC double glazed bay window to front, radiator and carpet.

## Bedroom Two

13' 5" x 10' 10" ( 4.09m x 3.30m )  
UPVC double glazed window to rear, radiator and carpet.

## Bedroom Three

9' 4" x 8' 4" ( 2.84m x 2.54m )  
Radiator, laminate flooring and UPVC double glazed door to rear.

## Bathroom

Shower, freestanding bath, vinyl flooring and UPVC double glazed window to rear.

## Separate Wc

WC, sink, towel radiator, vinyl flooring and UPVC double glazed window to side.

## Second Floor Accommodation

### Bedroom Four

21' 11" max x 15' max ( 6.68m max x 4.57m max )  
Two Velux windows, radiator and laminate flooring.

## Outbuilding

Brick built shed with plumbing for washing machine.



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## Cavendish Road, WALLASEY

- Detached Property
- Four Bedrooms
- Open Plan Kitchen / Dining
- Beautifully Presented & Modern

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

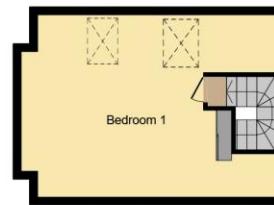
**£315,000**



Ground Floor



First Floor



Second Floor

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.focalagent.com](http://www.focalagent.com)



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Property Ref:  
WAL111210 - 0004

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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.



Please note the marker reflects the postcode not the actual property

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