



Liscard Grove, Wallasey, CH44 5RA

welcome to

Liscard Grove, Wallasey

11Liscard Grove, Wallasey, Merseyside, CH44 5RA.

We are acting in the sale of the above property and have received an offer of £100,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.



Property Description

Jones and Chapman are delighted to bring you this two-bedroom mid terraced home situated on Liscard Grove. Offering two great reception rooms, a kitchen and good-sized yard. Upstairs are two double bedrooms, and family bathroom. It is located in an excellent catchment area for both Primary and Secondary schools and adjacent to the amenities and transport links in Liscard. The property does require renovation but could make the ideal family home. Sure to be a popular property, call us today or pop into the Wallasey Branch to arrange a viewing!
Council Tax Band: A

Entrance Hall

Wood framed single glazed door, radiator and laminated flooring.

Lounge

12' 11" into bay x 10' 9" max (3.94m into bay x 3.28m max)

Wood framed single glazed bay window to front, gas fire, radiator, meter cupboard and carpet.

Dining Room

11' 4" x 11' 4" max (3.45m x 3.45m max)

Wood framed single glazed window to rear, gas fire, radiator and laminate flooring.

Kitchen

8' 9" x 8' 1" (2.67m x 2.46m)

Sink, plumbing for washing machine, part tiled walls, radiator and vinyl flooring. Two wood framed single glazed windows to side.

Conservatory

11' 4" max x 7' 7" (3.45m max x 2.31m)

Vinyl flooring and UPVC double glazed door to side.

Landing

Storage cupboard, carpet and loft access.

Bedroom One

14' 3" max x 11' 6" (4.34m max x 3.51m)

Wood framed single glazed window to front, radiator and wooden floor.

Bedroom Two

11' 4" max x 9' 2" max (3.45m max x 2.79m max)

Wood framed single glazed window to rear, radiator, fitted wardrobes and carpet.

Bathroom

WC, sink and bath with electric shower. Part tiled walls, radiator, boiler housed in cupboard and wood framed single glazed window to rear.

Rear Garden

Patio Courtyard, brick walls and wooden gate providing access to the rear.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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welcome to

Liscard Grove, Wallasey

- Mid Terraced Property
- Two Bedrooms
- Two Reception Rooms
- No Onward Chain
- Requires Renovation

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL111331](https://www.jonesandchapman.co.uk/Property/WAL111331)



Property Ref:
WAL111331 - 0006

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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