



Hampstead Road, Wallasey, CH44 9BL

welcome to

Hampstead Road, Wallasey

36 Hampstead Road, Wallasey, Merseyside, CH44 9BL We are acting in the sale of the above property and have received an offer of £125,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



Property Description

Upon entering you are welcomed into the entrance hallway, which immediately sets the tone for the generous proportions found throughout. The layout flows naturally into two separate reception rooms, offering versatility for modern family life. The front-facing living room is a particular highlight, bathed in natural light from a large bay window. Moving through to the dining room, there is ample space for a substantial family table, making it ideal for dinner parties. At the end of the hallway is the kitchen. Heading upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom. Externally, the property offers a good-sized yard. The property does require some modernisation and updating but could make an ideal family home. Call us today to arrange your viewing! Council Tax Band: A.

Outside Rear Garden Yard.

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.

Entrance Hall

Lounge

15' 5" into bay x 12' 9" max (4.70m into bay x 3.89m max)

Dining Room

14' 2" max x 10' 10" (4.32m max x 3.30m)

Kitchen

11' x 7' 5" (3.35m x 2.26m)

Landing

Bedroom One

16' 1" into bay x 11' 5" max (4.90m into bay x 3.48m max)

Bedroom Two

13' 4" x 12' 4" max (4.06m x 3.76m max)

Bedroom Three

10' 3" x 7' (3.12m x 2.13m)

Bathroom



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welcome to

Hampstead Road, Wallasey

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- No Onward Chain

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

£129,995



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111666



Property Ref:
WAL111666 - 0004

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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