



Sandrock Close, Wallasey, CH45 5JR

welcome to

Sandrock Close, Wallasey

Discover this beautifully presented end-terraced town house on Sandrock Close. Set in a cul-de-sac location it offers you the peace you are looking for.

Call us today to arrange a viewing and don't miss out on this lovely home!



Property Description

Jones & Chapman are delighted to present this two storey three bedroomed end-terraced town house on Sandrock Close.

The property is situated in a small, private cul-de-sac location with nearby shops, local amenities and transport links. As you enter this beautiful home the hallway, downstairs wc and kitchen are located on the ground floor. The kitchen has a range of modern base and wall units and French doors leading to the lovely rear garden.

On the first floor you will find the living room to the rear. This is a large reception room with plenty of natural light. To the front is bedroom two.

The second floor consists of bedroom one with en-suite bathroom comprising a shower and wc, bedroom three is to the rear of the property and there is also a family bathroom.

To the rear of the property there is a delightful garden with a decked area with steps leading to a grassed area and is perfect for relaxing or entertaining. To the front of the property is a path, driveway and garage.

Council Tax Band: C.

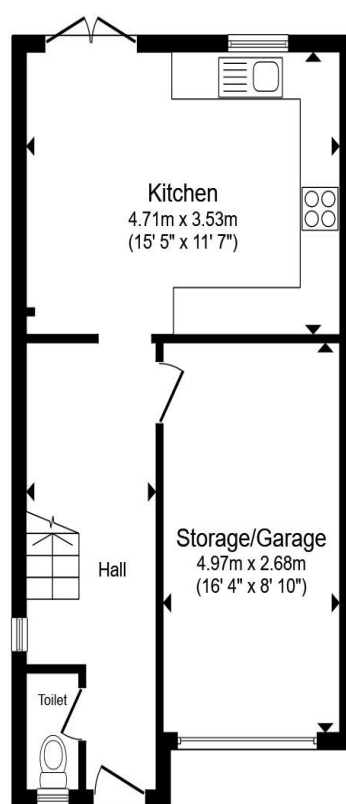
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

**Kitchen
Lounge
Bedroom Two**

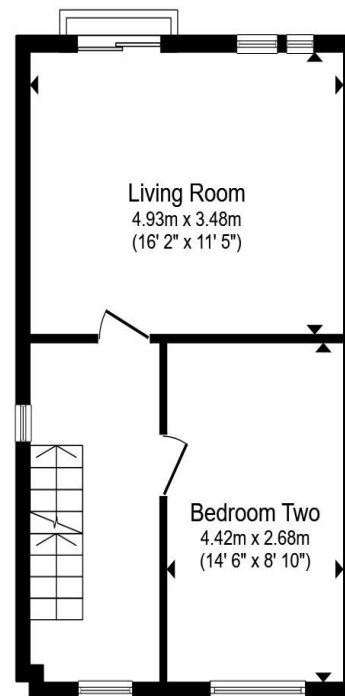
**Landing
Bedroom One With En Suite
Bedroom Three
Bathroom**

**Outside
Driveway.**

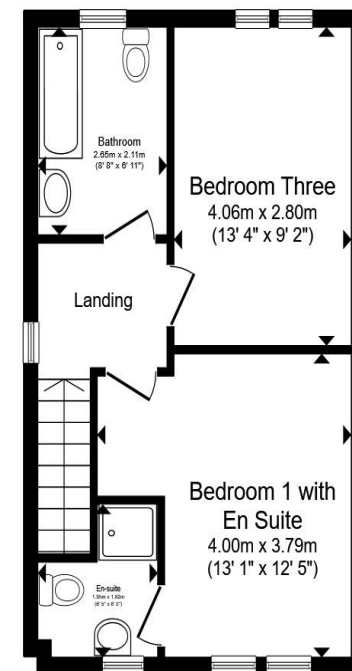
**Rear Garden
Garage**



Ground Floor



First Floor



Second Floor

Total floor area 118.8 m² (1,279 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


jones &
chapman



view this property online jonesandchapman.co.uk/Property/WAL111722



welcome to

Sandrock Close, Wallasey

- End-Terraced Town House
- Three Bedrooms
- One Reception Room
- Modern Dining Kitchen
- Driveway and Garage

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

£255,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL111722



Property Ref:
WAL111722 - 0009

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 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.


jones & chapman



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk