



Lea Road, Wallasey, CH44 0DT

welcome to

Lea Road, Wallasey

PUBLIC NOTICE

ADDRESS 39 Lea Road, Wallasey, Wirral, CH44 0DT We are acting in the sale of the above property and have received an offer of £95,000 Any interested parties must submit any higher offers in writing to the selling agent before an 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 a large living / dining space. The front-facing living area 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. This room leads seamlessly into 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. Being sold with No Onward Chain. The property is being sold as seen. Call us today to arrange your viewing!

Council Tax Band: A.

"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."

Entrance Hall

Lounge Area

14' 7" into bay x 10' 6" max (4.45m into bay x 3.20m max)

Dining Area

13' 4" x 10' 11" max (4.06m x 3.33m max)

Kitchen

15' 7" max x 8' 10" max (4.75m max x 2.69m max)

Landing

Bedroom One

14' 3" into bay x 14' 1" max (4.34m into bay x 4.29m max)

Bedroom Two

13' 4" x 8' 9" max (4.06m x 2.67m max)

Bedroom Three

8' 8" max x 7' 4" max (2.64m max x 2.24m max)

Bathroom

Outside

Rear Garden

Yard.

Agents Note (1)

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.

Agents Note (2)

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

Agents Note (3)

Please be advised that a small, perpetual, yearly rent charge applies. Contact the Agent or your Solicitor for details.



view this property online jonesandchapman.co.uk/Property/WAL111679



welcome to

Lea Road, Wallasey

- Mid Terraced Property
- Three Bedrooms
- Large Open Plan Living / Dining
- No Onward Chain
- Sold As Seen

Tenure: Freehold EPC Rating: D

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/WAL111679



Property Ref:
WAL111679 - 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.

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