



**Woodland Drive, Wallasey, CH45 1ND**

**welcome to**

## **Woodland Drive, Wallasey**

This is not merely a house; it is a project for those who can see beyond the current state to the exceptional home that lies within. With its unrivalled location opposite Vale Park and its substantial layout, this property presents a chance to create a family legacy in the heart of New Brighton.



## Property Description

Situated on one of New Brighton's most desirable roads, this substantial 5-bedroom mid-terraced property presents a rare and exciting opportunity for those with a vision. Located directly opposite Vale Park and just a stone's throw from the vibrant New Brighton promenade. While the property now requires a comprehensive program of modernisation, it could be a magnificent family home. The front aspect living room is a bright and airy space, boasting a large bay window that offers picturesque views across the road to Vale Park. Adjacent to this is a second, equally proportioned reception room, ideal for use as a formal dining room or a separate family sitting room. To the rear, a third reception room provides a versatile space. This leads through to a substantial kitchen with a door providing access to the rear garden. Ascending the staircase, the first floor continues to impress with its sense of space. Here, you will find five generously sized bedrooms. A family bathroom is also located on this floor. To the front, the property benefits from a private driveway and garage, offering excellent storage or potential for conversion. The rear garden, though currently overgrown, offers a secluded and surprisingly spacious plot. This area has the potential to become a wonderful outdoor sanctuary. Council Tax Band: D

## Entrance Hall

## Lounge

## Dining Room

## Reception Room Three

## Landing

## Bedroom One

## Bedroom Two

## Bedroom Three

## Bedroom Four

## Outside

Driveway & Garage.

## Rear Garden

## Agents Note (1)

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.

## Agents Note (2)

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

## Agents Note (3)

This property falls within The Magazines conservation area. Please contact the agent for any further information.

## Agents Note (4)

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.



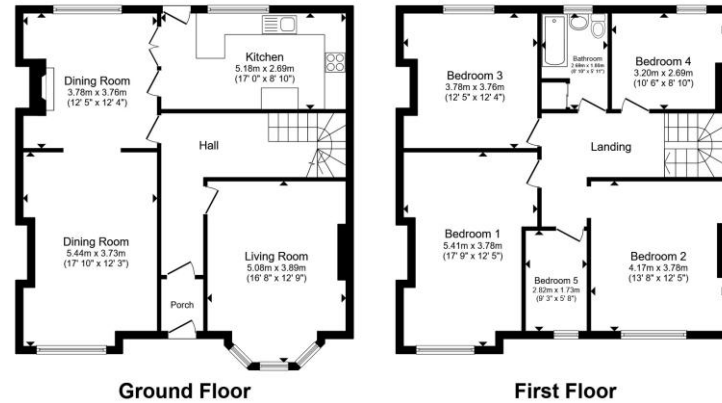
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## welcome to Woodland Drive, Wallasey

- Mid Terraced Property
- Five Bedrooms
- Three Reception Rooms
- No Onward Chain
- Driveway & Garage

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



# £340,000

Total floor area 161.9 m<sup>2</sup> (1,743 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111569 - 0010

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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