



Trinity Road, Wallasey, CH44 1BD

welcome to

Trinity Road, Wallasey

FABULOUS FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION! Jones and Chapman are please to bring to market this remarkable four bedroom semi-detached house. Offering tons of space, ideal location for families with excellent schools and transport. Call us today to arrange a viewing!



Property Description

FAMILY HOME WITH AMPLE SPACE! Jones and Chapman are delighted to bring to market this stunning four bedroom semi-detached home, ideal for a large family or somebody just wanting a property with lots of space! With beautiful character features throughout the home, to the front you have a stunning lounge area with fire place feature and large bay window. There is a second reception room adjacent to the lounge to the back of the property and then a morning room and good sized kitchen make up the downstairs. Upstairs you will find two large double bedrooms and two smaller bedroom and a shower room. The back garden is a good size and the location of the property is highly sought after with excellent Primary and Secondary Schools within the catchment area, lots of local amenities nearby and excellent transport links. This is truly a 'see it to believe it' property, so don't hesitate and call us today to arrange a viewing!

Entrance Porch

UPVC composite double glazed front door, double glazed window to front and tiled floor.

Entrance Hall

Stained glass double glazed front door and radiator.

Lounge

13' 3" x 16' 9" (4.04m x 5.11m)
Double glazed bay window to front, radiator, gas fire, television connection point and wall lights.

Dining Room

9' 9" x 14' (2.97m x 4.27m)
Double glazed window to rear, radiator, gas fire and television connection point.

Reception Room Three

10' 9" x 9' 8" (3.28m x 2.95m)
Double glazed window to rear, radiator and gas fire.

Kitchen

7' 5" x 9' 9" (2.26m x 2.97m)
Comprising floor and wall cabinets, sink and drainer. Gas hob and electric oven. Washing machine, tumble drier and fridge/freezer. Double glazed window to rear and double glazed door to side.

Landing

Radiator and loft access.

Bedroom One

14' x 12' 7" (4.27m x 3.84m)
Double glazed bay window to front, radiator and television connection point.

Bedroom Two

11' 3" x 14' 1" (3.43m x 4.29m)
Double glazed window to rear, built in wardrobe and radiator.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)
Double glazed window to front and radiator.

Bedroom Four

10' x 7' 6" (3.05m x 2.29m)
Double glazed window to rear, boiler and radiator.

Wet Room

Comprising shower, vanity sink and WC. Radiator, extractor fan and part tiling. Double glazed window to rear.

Outside

Rear Garden

Rear Yard, flagged with shed.

Solar Panels

Solar panels.



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welcome to

Trinity Road, Wallasey

- Traditional Four Bedroom Semi-Detached House
- Three Reception Rooms
- Shower Room
- Character Features
- Beautifully Presented Lounge

Tenure: Freehold EPC Rating: C

offers over

£170,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL109784 - 0007

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.


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