

SSTC

**NORTHBROOK ROAD, WALLASEY, CH44
9AP**

£119,000



Charming bay-fronted two bedroom terraced home with no onward chain. Perfect first home or ready-made investment opportunity.



- No Onward Chain
- Two Bed Mid Terrace House
- Two Reception Rooms
- Two Spacious Bedrooms

- Modern Kitchen with White Goods Included!
- Family Bathroom with Shower Over Bath
- Ideal for FTB or Investors
- Virtual Tour Available







An excellent opportunity to purchase this attractive bay-fronted two bedroom terraced property, ideally suited to first time buyers or investors and offered for sale with no onward chain.

The accommodation briefly comprises an entrance hall, bright bay-fronted front reception room and a second reception/dining room, providing flexible living space. To the rear of the property is the kitchen, offering a practical layout with potential for a buyer to update to their own taste.

To the first floor are two bedrooms and a family bathroom, with the spacious master bedroom benefiting from the attractive bay window to the front, allowing plenty of natural light.

Situated in a popular residential area of Wallasey, the property is conveniently located close to local shops, schools and transport links, making it a great option for both homeowners and buy-to-let investors.

Early viewing is highly recommended.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: A (Wirral Borough Council)

Tenure: Freehold

Parking options: On Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Entrance Hallway

w: 0.89m x l: 1m (w: 2' 11" x l: 3' 3")

UPVC Door, Internal Door to Front Room.

Lounge

w: 3.89m x l: 3.2m (w: 12' 9" x l: 10' 6")

Bay Window, Carpeted, Radiator.

Living Room

w: 3.86m x l: 3.94m (w: 12' 8" x l: 12' 11")

Feature Gas Fireplace and Surround, Carpeted, Radiator, Stairs to First Floor, Kitchen Leads Off.

Kitchen

w: 1.82m x l: 4.51m (w: 6' x l: 14' 10")

Range of Wall & Base Units, Worktops, Sink with Mixer Tap, Freestanding Gas Cooker, Washing Machine, Fridge Freezer, Extractor, Breakfast Bar and Stools, UPVC Door to Rear Yard, Laminate Flooring, Radiator.

Master Bedroom

w: 3.94m x l: 2.84m (w: 12' 11" x l: 9' 4")

Bay Fronted, Carpeted, Radiator.

Bedroom 2

w: 1.79m x l: 3.86m (w: 5' 10" x l: 12' 8")

Rear Facing, Carpeted, Radiator.

Bathroom

w: 2.08m x l: 1.72m (w: 6' 10" x l: 5' 8")

WC, Basin, Bath with Over Bath Electric Shower, Radiator, Vinyl Flooring, Gas Combi Boiler.



Floor 0



Floor 1



Approximate total area^m
 633 ft²
 58.8 m²

Reduced headroom
 7 ft²
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area^m
 368 ft²
 34.2 m²

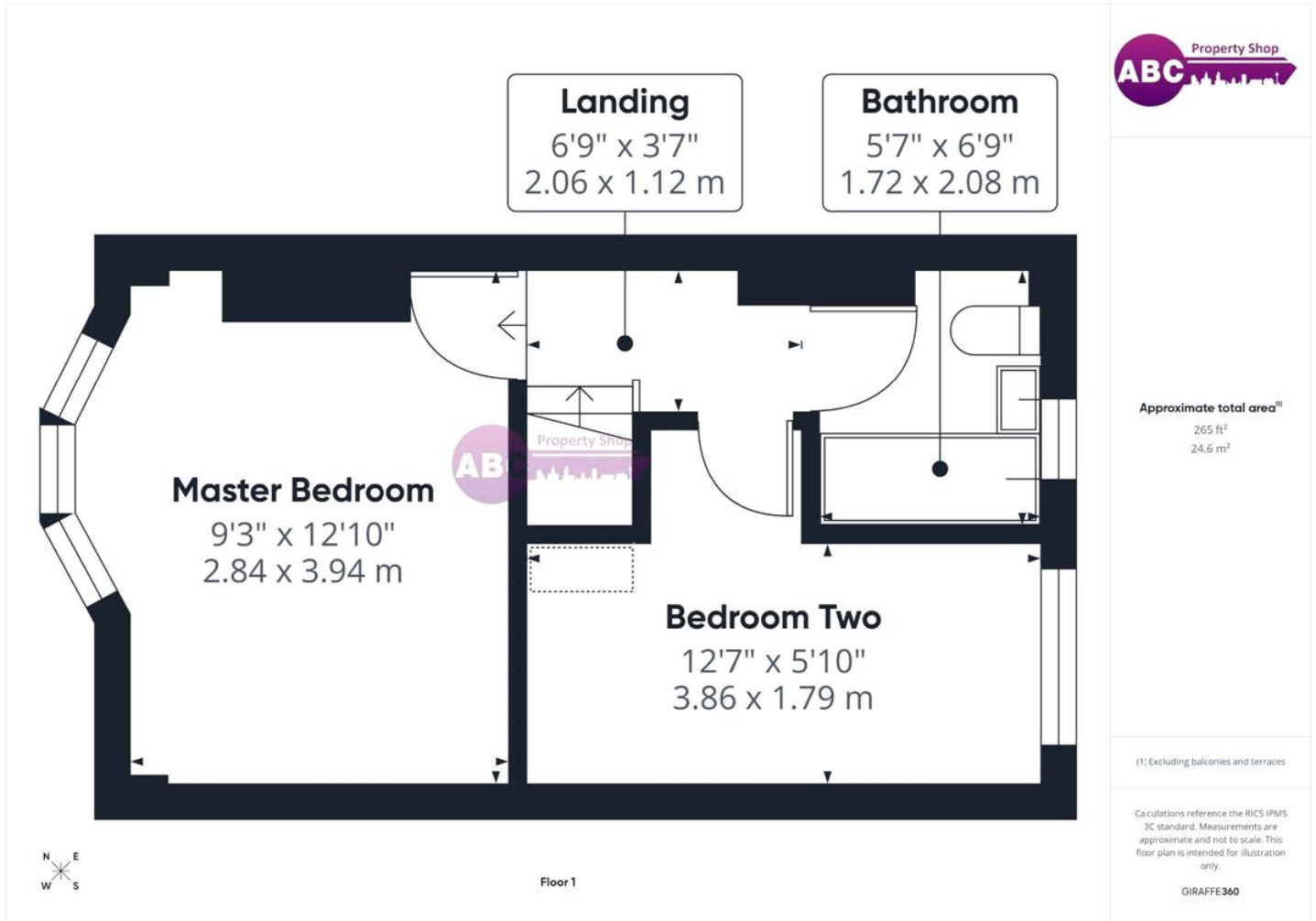
Reduced headroom
 7 ft²
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	86

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

