



**Ellesmere Grove, Wallasey, CH45 5EE**

**welcome to**

**Ellesmere Grove, Wallasey**

Jones & Chapman are delighted to bring to market this deceptively spacious and well-presented four-bedroom semi-detached home on Ellesmere Grove that offers the perfect blend of comfort and character. It is the perfect opportunity for a growing family seeking their forever home.



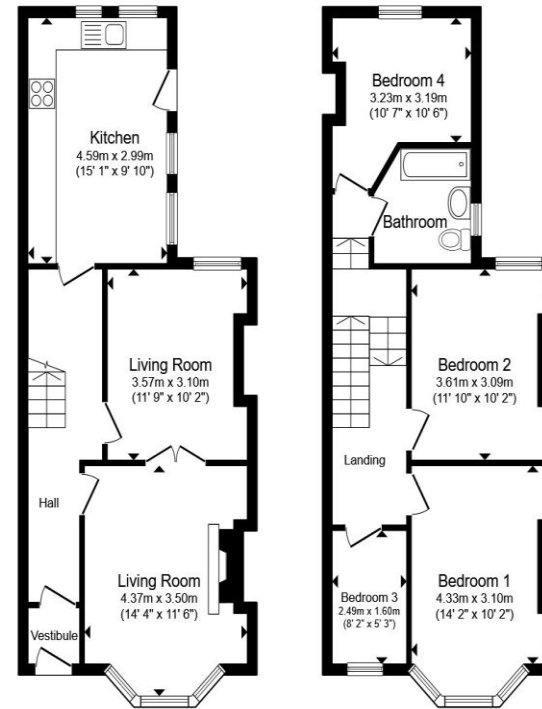
## Property Description

From the moment you arrive, the property commands attention with its classic red-brick façade and well-maintained frontage. Internally, the accommodation is both generous and versatile, designed with family living in mind. The ground floor comprises a bright and airy front-facing lounge, a perfect retreat for relaxation and entertaining. This leads seamlessly into a spacious dining room, ideal for hosting family dinners and social gatherings. The heart of the home is undoubtedly the large, fitted kitchen, which benefits from a range of wall and base units, ample worktop space, and room for essential appliances. In a market where space is often at a premium, this property excels, offering three excellent double bedrooms and a further well-proportioned single room, perfect for a child's bedroom or a home office. All rooms are served by a modern family bathroom suite. Externally, the property continues to impress. To the rear, you will discover a fantastic garden that has been thoughtfully landscaped to provide the perfect outdoor space for families. Viewing is highly recommended to fully appreciate all that this property has to offer. Do not miss your chance to make this beautiful house your home. Council Tax Band: B

**Entrance Hall**  
**Living Room**  
**Dining Room**  
**Kitchen**

**First Floor Accommodation**  
**Landing**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Bedroom Four**

**Outside**  
**Rear Garden**



**Ground Floor**

**First Floor**

Total floor area 95.9 m<sup>2</sup> (1,033 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](http://www.propertybox.io)



**view this property online** [jonesandchapman.co.uk/Property/WAL111694](http://jonesandchapman.co.uk/Property/WAL111694)



welcome to

## Ellesmere Grove, Wallasey

- Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Great Garden Space

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/WAL111694](https://www.jonesandchapman.co.uk/Property/WAL111694)



Property Ref:  
WAL111694 - 0006

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**