

property details **approval form**

33 Edinburgh Road, WALLASEY, Merseyside, CH45 4LR

Date: 05 September 2026

Property Ref and Version: WAL111799 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£175,000

Tenure: Freehold

>> **key features**

- >
- > EPC Rating: Awaited

>> **short description**

This three-bedroom family home offers bright living spaces, generous room sizes and a fantastic location close to local amenities, schools and transport links. Ideal for first-time buyers and growing families alike, this is a property that combines comfort, convenience and charm in equal measure.

>> **long description**

Step inside this attractive three-bedroom home and you'll immediately appreciate the warmth and space on offer. Thoughtfully arranged to suit modern family life, the property provides a wonderful balance of comfortable living areas and practical accommodation.

The ground floor offers versatile reception space, perfect for relaxing with family, entertaining guests or working from home, while the kitchen/diner provides ample space for everyday living. Upstairs, three well-proportioned bedrooms are served by a family bathroom, creating a layout perfectly suited to couples, young families or those seeking additional space.

Outside, the property benefits from a private rear courtyard, ideal for enjoying the warmer months or creating your own low-maintenance outdoor retreat.

Edinburgh Road remains a popular choice with buyers thanks to its convenient position close to Liscard's shops, cafés and services, along with excellent transport connections throughout Wirral and Liverpool. With New Brighton's coastline, promenade and leisure attractions also within easy reach, the location offers the best of both convenience and lifestyle.

Whether you're taking your first step onto the property ladder, upsizing or adding to an investment portfolio, this charming home presents an opportunity not to be missed.

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>> **directions**

>> **Agent Note**

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> > **room description**

Entrance Hall

Lounge

Open Plan Dining Kitchen

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Exterior

Enclosed Yard

Your Jones & Chapman office: 108 Wallasey Road, WALLASEY, Merseyside, CH44 2AE

T 0151 630 4717 **E** Wallasey@jonesandchapman.co.uk

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>> **property images**



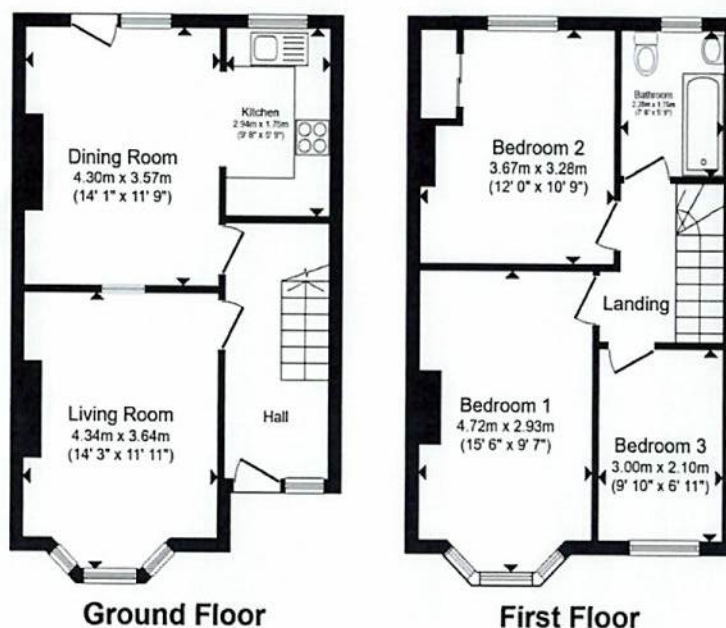
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>> floor plan



Total floor area 81.8 m² (880 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

jones & chapman

>> approval

	Signature	Date
Helena Greig	<i>P.P. [Signature]</i>	05/09/26.
Mrs C. Birch		

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