



Broadway Avenue, Wallasey, CH45 6TA

welcome to

Broadway Avenue, Wallasey

Jones and Chapman are delighted to bring you this four-bedroom, three storey house situated in the highly sought after location of Broadway Avenue. The property is beautifully presented throughout and not likely to be on the market for long! Call us now to avoid missing out!



Property Description

Jones and Chapman are proud to bring you this stunning four-bedroom semi-detached corner house situated on a generous plot of land in the idyllic location of Broadway Avenue, a quiet road in an ever-popular area. Briefly, this house consists of a large lounge to the front of the property, an open plan kitchen / dining area towards the rear. Upstairs on the first floor, you will find the master bedroom, one more double bedroom, a smaller but still generous sized single bedroom and a family bathroom. On the second floor you will find a large fourth bedroom with ensuite bathroom. Externally, there is a large wrap round south facing garden, perfect for spending those summer days and a driveway to the front of the property offering ample parking. In a fantastic catchment area for both primary and secondary schools, and with local amenities nearby, this property is sure to prove popular so call now to avoid disappointment!

Council Tax Band: C

Entrance Porch

UPVC double glazed door and tiled floor.

Entrance Hall

Double glazed composite door, meter cupboard, under stairs storage and laminate flooring.

Lounge

16' 4" plus bay x 12' 11" max (4.98m plus bay x 3.94m max)
UPVC double glazed bay window to front, gas fire, radiator and carpet.

Dining Room

14' 5" max x 11' 10" (4.39m max x 3.61m)
UPVC double glazed window to rear, radiator, laminate flooring and UPVC double glazed door to rear.

Downstairs WC

WC, sink and tiled floor.

Kitchen

13' 11" x 10' 8" (4.24m x 3.25m)
Sink, electric oven, induction hob and cooker-hood.
Plumbing for dishwasher, part tiled walls, laminate flooring and UPVC double glazed window to side.

Utility Room

7' 10" x 6' 2" (2.39m x 1.88m)
Plumbing for washing machine, boiler, tiled floor and UPVC double glazed window to side.

Conservatory

14' 10" max x 14' 10" max (4.52m max x 4.52m max)
Radiator, tiled floor, UPVC double glazed windows and UPVC double glazed door to rear.

First Floor Landing

Carpet.

Bedroom One

13' 11" max x 12' 11" (4.24m max x 3.94m)
UPVC double glazed window to front, radiator and carpet.

Bedroom Two

9' 6" x 8' 7" (2.90m x 2.62m)
UPVC double glazed window to front, radiator and laminate flooring.

Bedroom Three

14' max x 10' 8" (4.27m max x 3.25m)
UPVC double glazed window to side, fitted wardrobes, radiator and laminate flooring.

Bathroom

WC, double sink, shower and bath. Part tiled walls, towel radiator, tiled floor and two UPVC double glazed windows to rear.

Second Floor Accommodation

2nd Floor Bedroom

19' 7" max x 19' 4" max (5.97m max x 5.89m max)
UPVC double glazed window to rear, radiator, carpet and five Velux windows.

Ensuite

WC, sink and shower. Tiled walls, tiled floor and UPVC double glazed window to rear.

Outside

Driveway.

Rear Garden

Decked area, astro turf, brick walls and wooden gate providing front access.

Agents Note

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.



view this property online jonesandchapman.co.uk/Property/WAL110777



welcome to

Broadway Avenue, Wallasey

- Semi Detached Property
- Four Bedrooms, Beautifully Presented Throughout
- Off Road Parking - Driveway

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

£350,000



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.focallagent.com



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/WAL110777



Property Ref:
WAL110777 - 0014

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



0151 630 4717



Wallasey@jonesandchapman.co.uk



108 Wallasey Road, WALLASEY, Merseyside,
CH44 2AE



jonesandchapman.co.uk