



**Lea Road, Wallasey, CH44 0DT**

**welcome to**

**Lea Road, Wallasey**

Jones & Chapman are delighted to present this traditional mid-terrace home with fantastic opportunity. While the property requires some updating and modernisation, it boasts a wealth of character and original features just waiting to be appreciated by its new owners.



## Property Description

Upon entering you are welcomed into the entrance hallway, which immediately sets the tone for the generous proportions found throughout. The layout flows naturally into a large living / dining space. The front-facing living area is a particular highlight, bathed in natural light from a large bay window. Moving through to the dining room, there is ample space for a substantial family table, making it ideal for dinner parties. This room leads seamlessly into the kitchen. Heading upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom. Externally, the property offers a good-sized yard. The property does require some modernisation and updating but could make an ideal family home. Being sold with No Onward Chain. The property is being sold as seen. Call us today to arrange your viewing! Council Tax Band: A.

### Entrance Hall

### Lounge Area

14' 7" into bay x 10' 6" max ( 4.45m into bay x 3.20m max )

### Dining Area

13' 4" x 10' 11" max ( 4.06m x 3.33m max )

### Kitchen

15' 7" max x 8' 10" max ( 4.75m max x 2.69m max )

### Landing

### Bedroom One

14' 3" into bay x 14' 1" max ( 4.34m into bay x 4.29m max )

### Bedroom Two

13' 4" x 8' 9" max ( 4.06m x 2.67m max )

### Bedroom Three

8' 8" max x 7' 4" max ( 2.64m max x 2.24m max )

### Bathroom

### Outside

### Rear Garden

Yard.

### Agents Note (1)

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

### Agents Note (2)

'There is a easement on the title, please enquire with the branch'.

### Agents Note (3)

Please be advised that a small, perpetual, yearly rent charge applies. Contact the Agent or your Solicitor for details.



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## **Lea Road, Wallasey**

- Mid Terraced Property
- Three Bedrooms
- Large Open Plan Living / Dining
- No Onward Chain
- Sold As Seen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111679 - 0002

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**



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