



St. Georges Road, Wallasey, CH45 3NQ

welcome to

St. Georges Road, Wallasey

This is a home that truly has it all, uncompromising space, exquisite natural light, character and the practical extras that families crave. This is an opportunity to acquire an amazing family home in one of Wallasey's sought after areas. Being sold with No Onward Chain. Call us today!



Property Description

This property is a masterclass in family living, blending grand proportions with thoughtful, character finishes. The sense of space is immediate with high ceilings and elegant proportions setting the tone for the rest of the home. To the front of the property, the formal living room offers a cozy yet spacious retreat, bathed in natural light from a large bay window. The true highlight of this home is the spectacular dining area. This space has been meticulously reconfigured to maximize every inch of available light by installing expansive windows and patio doors that frame views of the garden. Making your way upstairs, the quality and attention to detail continue to impress. The first-floor hosts three well-proportioned bedrooms, each benefiting from an abundance of natural light and neutral décor. The front bedroom is enhanced by bespoke fitted wardrobes, offering a seamless and elegant storage solution. A family bathroom serves this floor. On the second floor is the magnificent master suite completed by an ensuite bathroom. Externally, the property continues to impress. The generous rear garden is an ideal setting for al fresco dining or simply soaking up the sun. At the front and side of the property, a driveway, car port and a detached garage provide ample parking and storage. Being Sold with No Onward Chain. Call us today to arrange a viewing! Council Tax Band: C.

Entrance Hall

Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Second Floor Accommodation

Bedroom Four

With En-Suite.

Outside

Driveway.

Rear Garden

Garage

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.



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welcome to

St. Georges Road, Wallasey

- Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Off Road Parking
- No Onward Chain

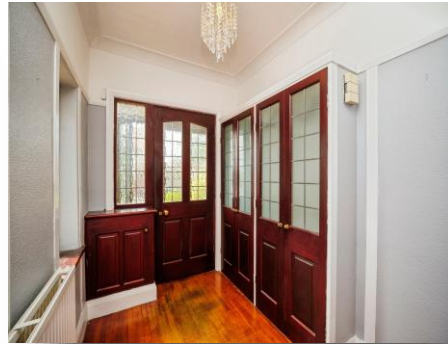
Tenure: Freehold EPC Rating: D
Council Tax Band: C



Total floor area 140.9 m² (1,516 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

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£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111691 - 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.

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