



Cliff Road, Wallasey, CH44 3AY

£315,000

3 Bedroom 2 Reception 1 Bathroom B

Nestled on the charming Cliff Road in Wallasey, this semi-detached house presents a wonderful opportunity for families seeking a beautiful and well-maintained home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three inviting bedrooms provide comfortable living quarters, while the well-appointed shower room ensures convenience for the whole family.

This delightful residence is in immaculate condition, making it move-in ready for its new owners. The beautifully landscaped rear garden is a true highlight, featuring established raised beds that create a serene outdoor space perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.

For those who require additional space, the versatile loft room, accessed via a pull-down ladder, offers a fantastic opportunity for a home office or a private hideaway for teenagers.

The location is particularly advantageous, with an easy commute to Liverpool city centre, making it ideal for professionals or families who wish to enjoy the vibrancy of city life while residing in a peaceful neighbourhood. Furthermore, the property is situated close to well-regarded schools, ensuring that educational needs are well catered for.

A real bonus is that the property comes with a two year old boiler, EV charging point and newly installed solar panels, ticking the boxes for your energy efficiency needs.

In summary, this semi-detached house on Cliff Road is a beautiful family home that combines comfort, convenience, and charm, making it a must-see for anyone looking to settle in Wallasey.

Front Entrance

Into:

Porch

Door to:

Hall

Radiator, power points, staircase with glass balustrade

Lounge

12'2" x 15'5" (3.71 x 4.71)

Double glazed bay window, radiator, power points, living flame gas fire

Dining Room

12'2" x 15'10" (3.71 x 4.84)

Double glazed bay window with patio doors, radiator, power points, electric fire

Kitchen

7'6" x 9'1" (2.29 x 2.79)

Wall and base units, inset sink, integrated oven and gas hob, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, double glazed window looking onto the rear garden

First Floor

Bedroom One

12'1" x 15'5" (3.69 x 4.71)

Double glazed bay window, radiator, power points, integral wardrobe

Bedroom Two

10'5" x 15'11" (3.20 x 4.87)

Double glazed bay window, radiator, power points

Bedroom Three

7'10" x 9'7" (max) (2.39 x 2.93 (max))

Double glazed window, radiator, power points, integral wardrobe

Shower Room

7'6" x 6'4" (2.31 x 1.95)

Comprising walk in shower, w.c, wash hand basin, heated towel rail, tiled walls and floor

Loft Room

19'9" x 9'0" (6.02 x 2.75)

Accessed via a pull down ladder, power points, electric heater, Velux windows, eaves storage

Externally

Front - driveway parking with an EV charging point

Rear - a beautifully landscaped garden mainly laid to patio and lawn with established raised beds, garden store and garage. With side gate access to the front

