



## Bryn Bank, Wallasey

Wirral, CH44 1AU

£140,000



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# Bryn Bank, Wallasey

## DESCRIPTION

Calling all builders, diy experts or general property developers. We are pleased to offer to the market this traditional larger than average three bedroom semi detached home. Although the property does require a program of refurbishment it has over recent years had considerable work to the roof and boasts central heating and double glazed windows.

There is scope subject to the necessary permission being granted for a drop kerb thus creating an off road parking space.

The town of Wallasey offers a comprehensive collection of both independent and high street chain shops and should meet most requirements on a day to day basis.



# ROOMS

**Porch**  
4'5" x 3'11"  
Small entrance porch with laminate flooring

**Entrance Hall**  
Entrance into hall, laminate flooring, light fitting, central heating radiator.

**Lounge**  
14'11" (into bay) x 13'7" (to widest point)  
Laminate flooring, central heating radiator, double glazed bay windows to front elevation, venetian blinds to bay windows, feature fire place with fire, light fitting.

**Dining Room**  
13'1" (to widest point) x 13'9" (to widest point)  
Laminate flooring, central heating radiator, light fitting, double glazed window to rear elevation, gas fire with surround.

**Kitchen**  
13'8" (to widest point) x 7'3" (to widest point)  
(6'10" from step)  
Range of wall & floor units with contrasting worktops, fitted oven & hob, extractor hood, double glazed window to rear elevation, Upvc back door.

**Landing**  
Fitted carpet to stairs leading to first floor, step up to landing, central heating radiator, light fitting.

**Bedroom One**  
14'9" (into bay) x 12'3" (to widest point)  
Laminate flooring, double glazed bay window to front elevation, central heating radiator, light fitting.

**Bedroom Two**  
13" (to widest point) x 12'3"  
Fitted carpet, light fitting, central heating radiator, double glazed window to rear elevation.

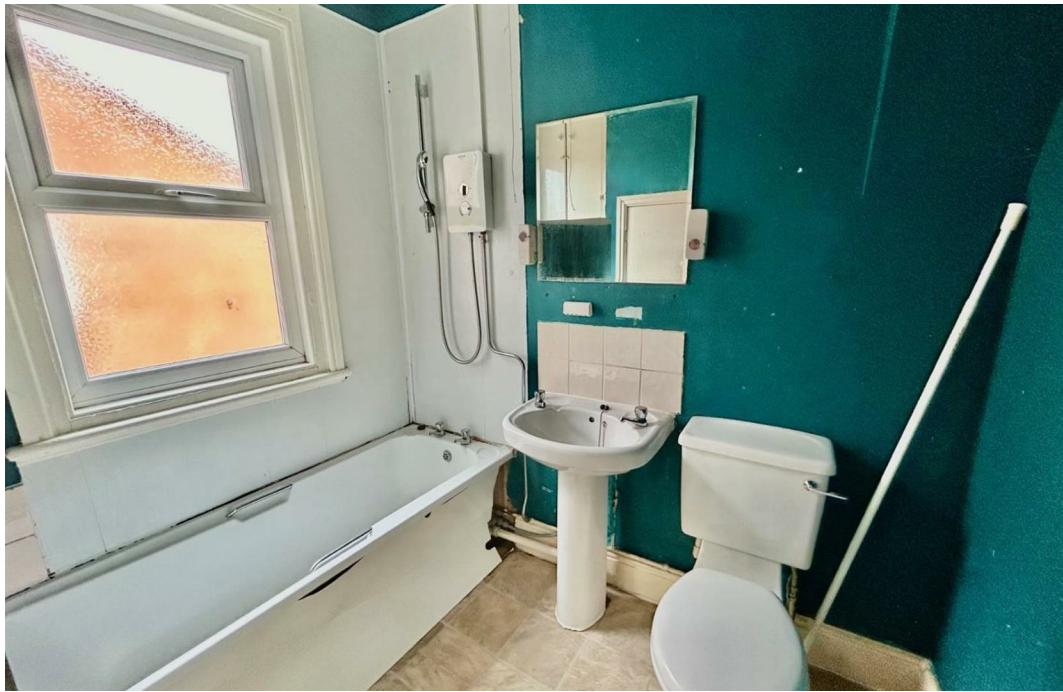
**Bedroom Three**  
9'2" x 5'10"  
Fitted carpet, central heating radiator, light fitting, double glazed window to front elevation.

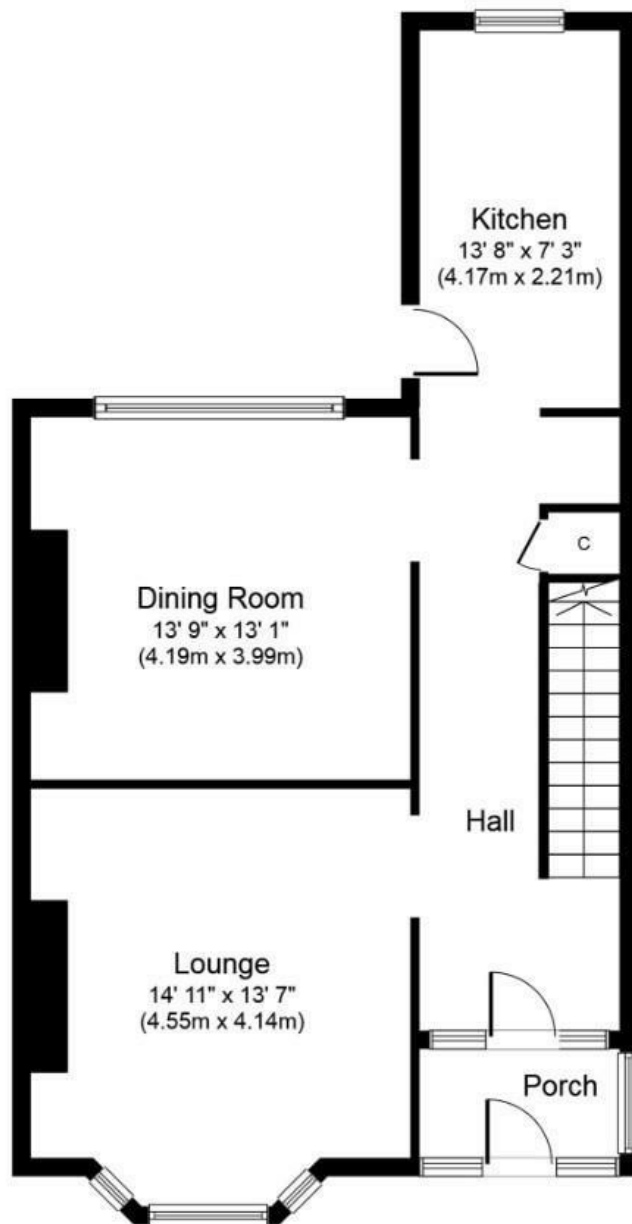
**Bathroom**  
7'2" x 7'3" (to widest point)  
Three piece bathroom suite comprising of panelled bath with electric shower over, low level WC, pedestal sink, double glazed window to rear elevation, light fitting, central heating radiator, fitted cupboard housing central heating boiler, vinyl flooring.

**Outside**  
Front - Small enclosed garden with path to front.

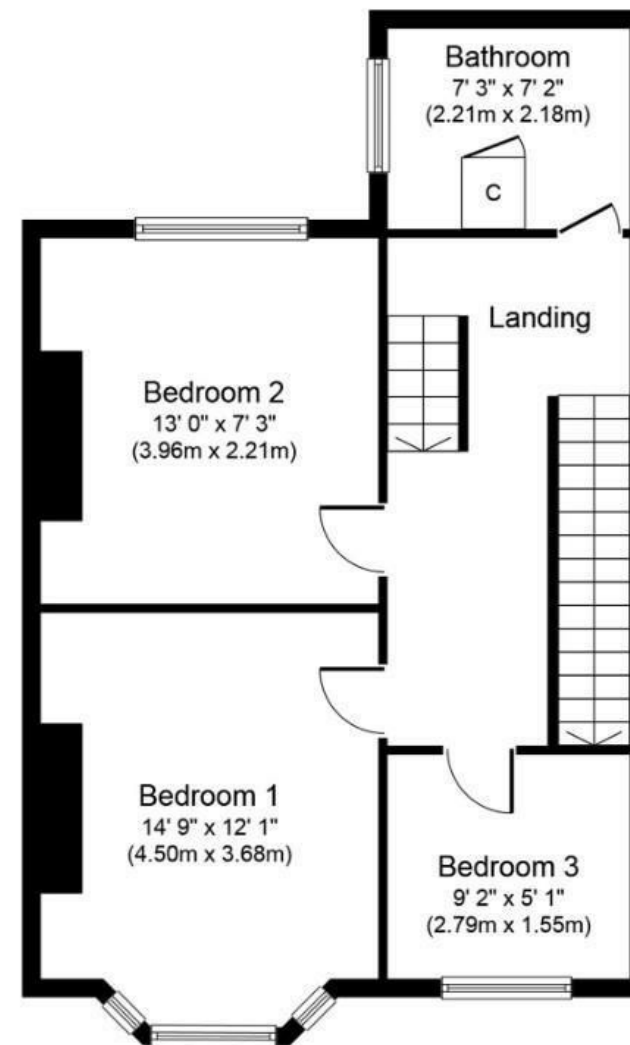
Rear - Yard with storage shed and side access gate.







**Ground Floor**  
**Approximate Floor Area**  
**685 sq. ft.**  
**(63.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**650 sq.ft.**  
**(60.4 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.