



Rolleston Drive, Wallasey, CH45 6XE

welcome to

Rolleston Drive, Wallasey

A beautifully presented family home located within a popular and well-established residential area of Wallasey. Offering spacious living accommodation, well-proportioned bedrooms and attractive outdoor space, this property is perfectly suited to modern family living.



Property Description

Situated on the ever-popular Rolleston Drive, this attractive home offers an excellent opportunity for buyers seeking a property that combines space, comfort and convenience.

The accommodation is thoughtfully arranged to provide a superb balance of living and bedroom space, creating a home that is equally suited to everyday family life and entertaining guests. Bright and welcoming throughout, the property benefits from a practical layout with generously sized rooms and an abundance of natural light.

Upstairs, the well-proportioned bedrooms provide flexible accommodation for families, professionals working from home or those requiring additional guest space. The property is complemented by private outdoor areas, ideal for relaxing, gardening or enjoying time with family and friends.

Conveniently positioned close to a range of local amenities, reputable schools, parks and transport links, the property enjoys a highly desirable setting with easy access to neighbouring towns and the wider Wirral area. Offering a fantastic combination of location, space and lifestyle appeal, this is a home that must be viewed to be fully appreciated.
Council Tax Band:D.

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.

Lounge

Dining Room

Reception Room Three

Kitchen

Landing

Storage/Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Garage & Driveway.

Rear Garden



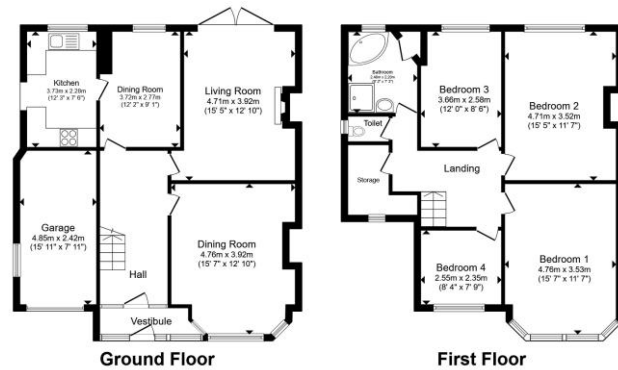
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welcome to Rolleston Drive, Wallasey

- Spacious family house
- Four bedrooms
- Private rear garden, off road parking, and Garage
- Excellent living accommodation
- NO ONWARD CHAIN

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



Total floor area 147.3 m² (1,586 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.co

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£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111668 - 0003

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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