



## 13 Hartismere Road, Wallasey, CH44 9DT Offers In The Region Of £134,950

 3  1  2  C

Nestled on Hartismere Road in the charming town of Wallasey, this mid-terrace house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is ideal for families or individuals seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

While the house is in need of some tender loving care, it provides a blank canvas for potential buyers to infuse their personal style and preferences. The layout is practical, allowing for easy movement throughout the home, and the natural light that floods the rooms creates a warm and inviting atmosphere.

Wallasey is known for its friendly community and convenient amenities, making it an excellent location for both families and professionals. With local shops, schools, and parks nearby, everything you need is within easy reach.

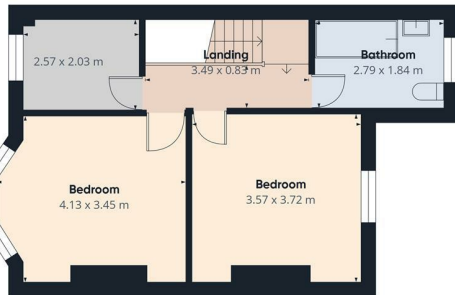
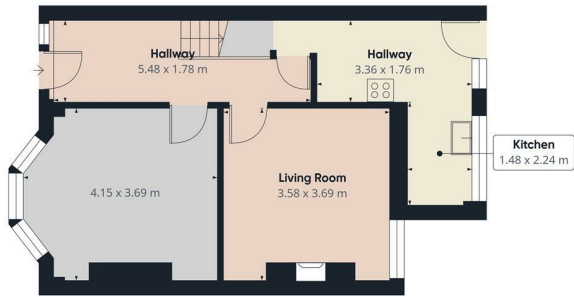
This property is not just a house; it is a chance to invest in a home that can be transformed into a beautiful living space. Whether you are a first-time buyer or looking to expand your property portfolio, this mid-terrace house on Hartismere Road is a promising opportunity waiting for your creative touch. Don't miss out on the chance to make this house your own.

- Three Bedrooms
- Mid Terrace House
- Good Size
- Lounge
- Dining Room
- Upvc Double Glazing
- Gas Central Heating
- No Pets
- No Smokers
- Must Be Working

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



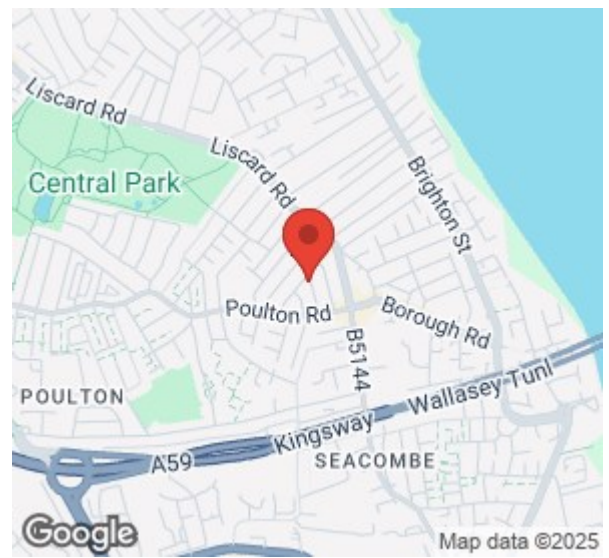


Approximate total area\*  
86.5 m<sup>2</sup>

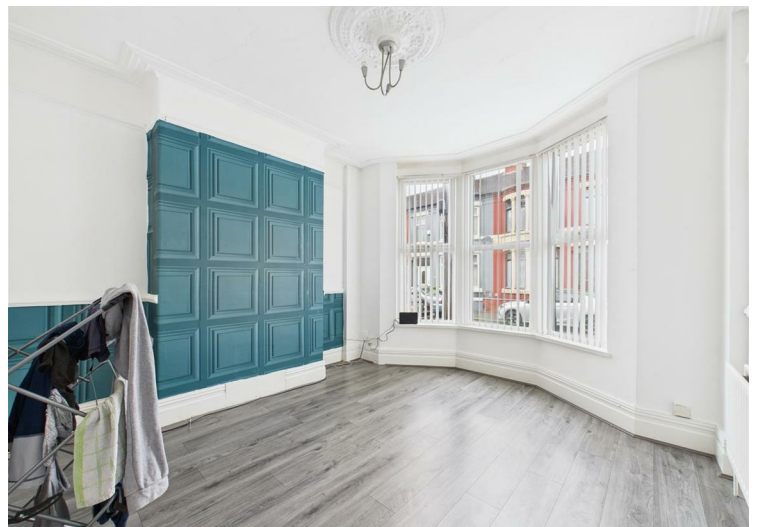
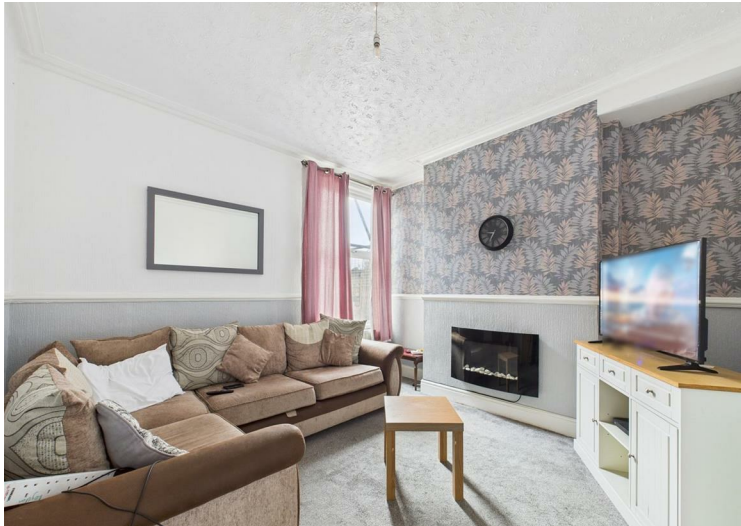
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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