



TFF 4 Water Street, Wirral, CH44 8AP Offers In The Region Of £69,950

 2  1  1  C

Nestled in the charming area of Wallasey, Merseyside, this delightful apartment on Water Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The kitchen is functional and ready for your personal touch, allowing you to create a culinary haven tailored to your tastes. The bathroom is conveniently located, ensuring ease of access for all residents.

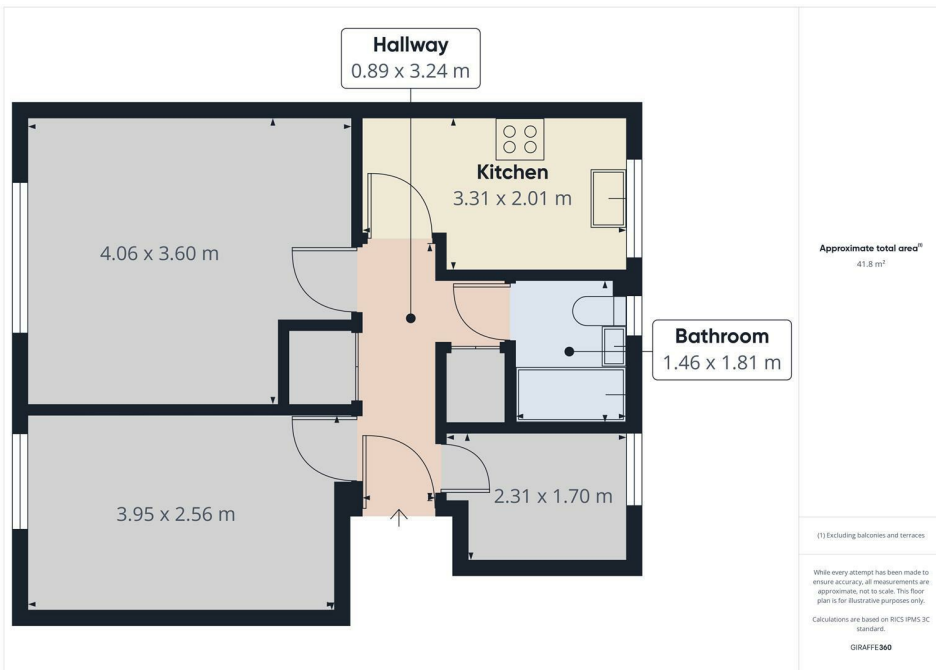
This purpose-built apartment is not only practical but also offers a sense of community in a desirable location. With its close proximity to local amenities, parks, and transport links, this property is perfectly positioned for those seeking a blend of convenience and tranquillity.

Whether you are embarking on your journey as a homeowner or looking to expand your investment portfolio, this property is a remarkable find. Do not miss the chance to make this charming house your new home.

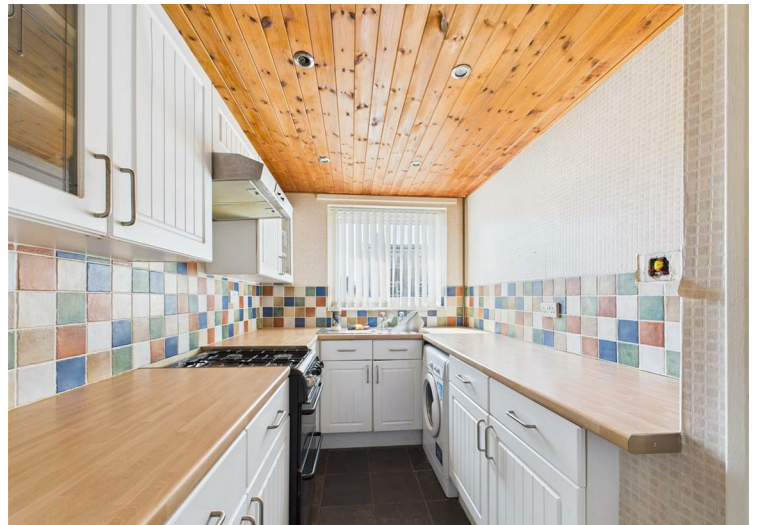
- Two Bedrooms
- Purpose Built Apartment
- One Reception Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Sought After Location
- Viewing Essential!
- EPC Rating C

Viewing

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	77
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.