



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



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.

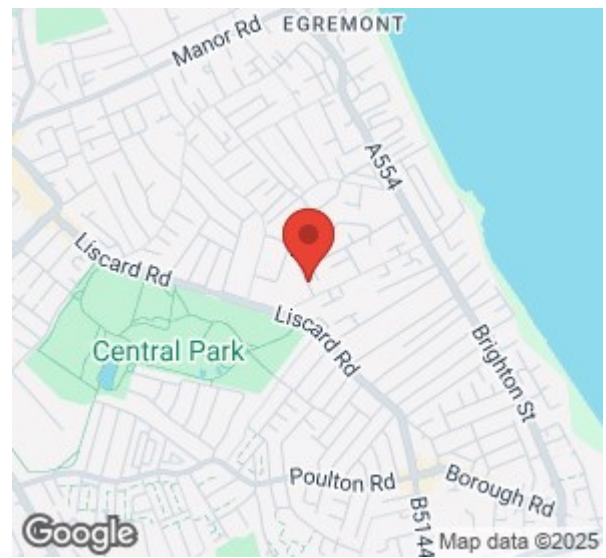
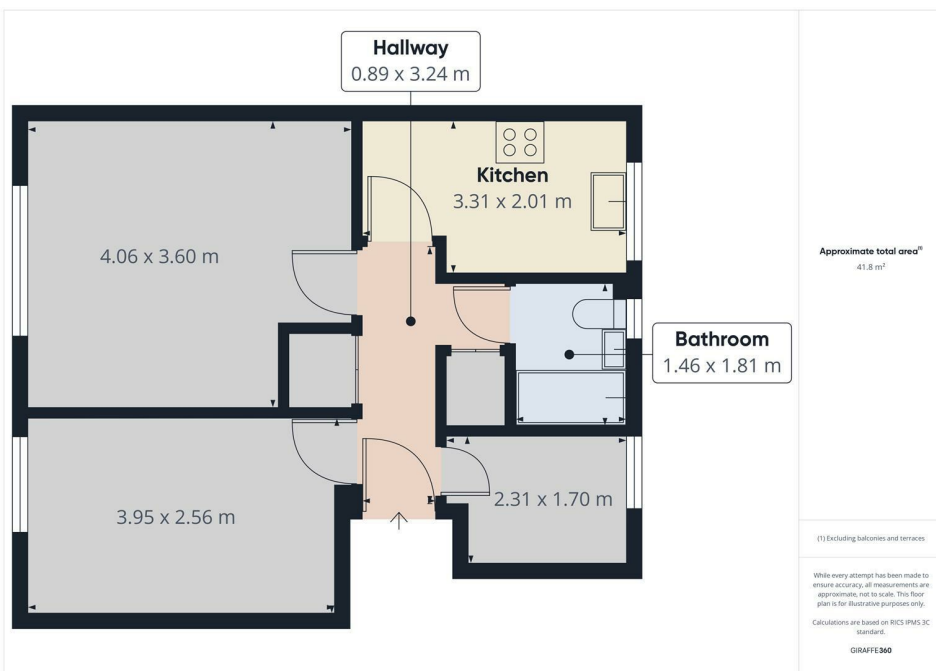
This purpose-built apartment is not only practical but also offers a sense of community in a desirable location. With its close proximity to local amenities, parks, and transport links, this property is perfectly positioned for those seeking a blend of convenience and tranquillity.

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.

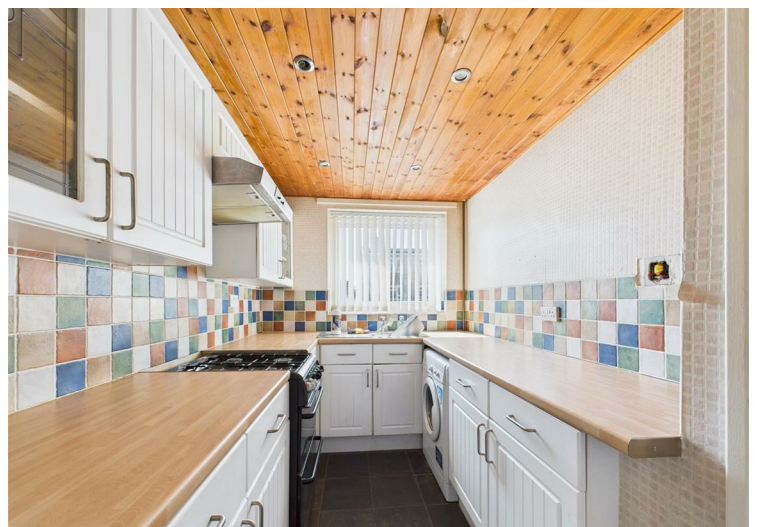
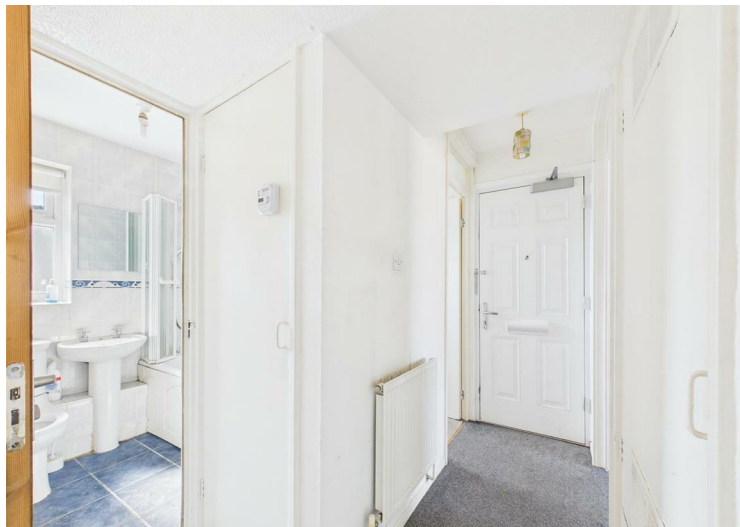
- Two Bedrooms
- Purpose Built Apartment
- One Reception Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Sought After Location
- Viewing Essential!
- EPC Rating C

### 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 |         |           |
| <b>England &amp; Wales</b>                  | 74      | 77        |
| EU Directive 2002/91/EC                     |         |           |



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