



## 46 Molyneux Drive, Wallasey, CH45 1JT £675 Per Calendar Month



A superb compact yet economical friendly one bedroom house. It has a lounge, kitchen, master bedroom and bathroom plus a private garden. On the old New Brighton Tower grounds with easy access to the promenade and local shops. Viewing is a must! EPC Rating C

- One Bedroom
- End Terrace House
- New Brighton Area
- Spiral Staircase
- Laminate Wood Floors
- Private Garden
- Double Glazing
- Gas Central Heating
- 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	92	92
(81-91)	B	71	71
(69-80)	C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.