



## 8 Magazine Avenue, Wallasey, CH45 5AH £895 Per Calendar Month

 3  1  2  D

A stunning three bedroom mid terrace house in the Magazine area of New Brighton. It has a lounge with through dining room and a spacious breakfast kitchen. Upstairs, generous size bedrooms and bathroom. Viewing is a must! EPC Rating D

- Three Bedrooms
- Mid Terrace
- Lounge
- Dining Room
- Breakfast Kitchen
- Gas Central Heating
- Upvc Double Glazing
- Patio Garden
- EPC Rating TBC



### 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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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