



## 9 Station Road, Wallasey, CH44 3AG Offers Over £160,000



Nestled on the charming Station Road in Wallasey, this delightful terraced house presents an excellent opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The four well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests.

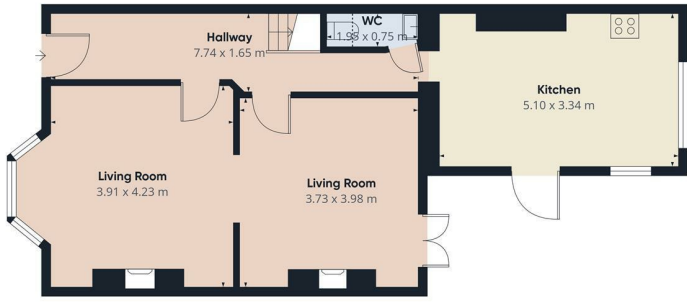
The house features a bathroom, ensuring convenience for all occupants. While the property is in need of some modernization, this allows for the new owner to personalise the space to their taste and style. The potential to enhance and transform this home is significant, making it a perfect project for those with a vision.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are a first-time buyer or an investor looking for a renovation project, this terraced house on Station Road is a promising prospect. Embrace the chance to breathe new life into this home and make it your own.

- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Large Family Kitchen
- Bathroom
- Downstairs WC
- Rear Garden
- Sought After Location
- 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



Floor 0



Floor 1

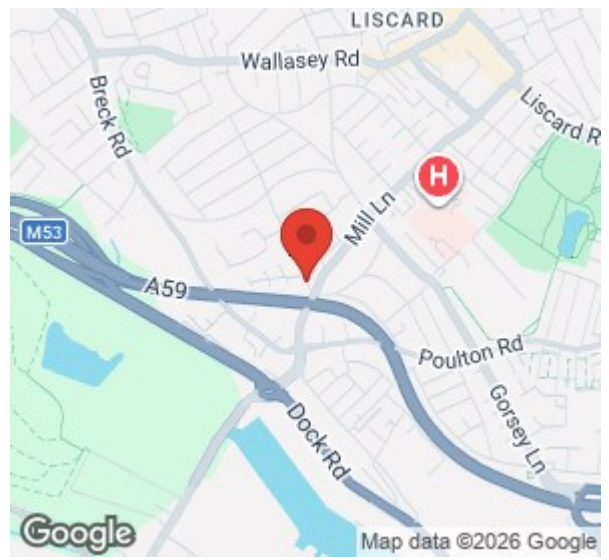
Approximate total area\*  
117.6 m<sup>2</sup>  
Reduced headroom  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

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

GIRAFFE360



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. management@bakewellhorner.co.uk**  
**<https://www.bakewellhorner.co.uk>**