



## 10 Charlotte Road, Wirral, CH44 0DW Offers In The Region Of £100,000



Charlotte Road in Wallasey, this mid-terrace house presents a wonderful opportunity for those looking to create their ideal home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it an excellent choice for families or those seeking extra room for guests or a home office.

The property features a single bathroom, which, while functional, is in need of some modernization. This presents a fantastic chance for the new owner to put their personal stamp on the home, transforming it into a stylish and contemporary space that reflects their taste and lifestyle.

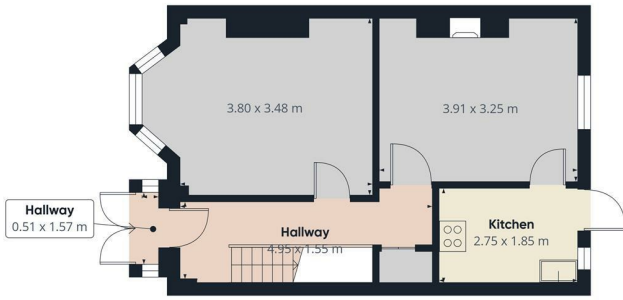
Situated in a desirable area, this house is conveniently located near local amenities, schools, and transport links, making it an ideal choice for both first-time buyers and those looking to invest in a property with great potential. With a little vision and effort, this home can be revitalised into a stunning residence that meets the needs of modern living.

In summary, this mid-terrace house on Charlotte Road is a promising opportunity for anyone looking to invest in a property that offers both space and potential. With its inviting layout and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your home.

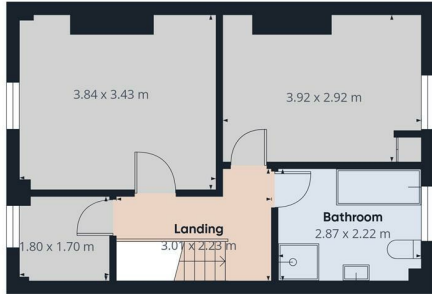
- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- In Need Of Modernization
- EPC Rating C

### Viewing

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



Floor 0



Floor 1



Approximate total area\*  
77.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFPE360



**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		
	65	77
<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.

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