



## **10 Ilford Avenue, Wirral, CH44 4BU** **Offers In The Region Of £149,950**



Nestled in the charming area of Wallasey on the Wirral, this delightful mid-terrace house at Ilford Avenue presents an excellent opportunity for those looking to create their dream home. With three spacious bedrooms, this property offers ample room for families or individuals seeking extra space.

While the house is in need of some modernization, it provides a blank canvas for potential buyers to infuse their personal style and preferences. The layout is practical, allowing for a comfortable living experience, and the generous bedrooms can easily accommodate various furniture arrangements.

The location is particularly appealing, as Wallasey boasts a friendly community atmosphere and convenient access to local amenities, including shops, schools, and parks. The nearby transport links ensure that commuting to Liverpool and other surrounding areas is both easy and efficient.

This property is perfect for those with a vision, ready to invest time and effort into transforming it into a contemporary haven. With its potential and prime location, 10 Ilford Avenue is a promising prospect for anyone looking to settle in this vibrant part of the Wirral. Don't miss the chance to make this house your home.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- 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
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			
England & Wales		EU Directive 2002/91/EC	



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