



20 Walsingham Road, Wallasey, CH44 9DY Offers In The Region Of £135,000



Nestled on Walsingham Road in the charming area of Wallasey, this delightful terraced house presents an excellent opportunity for both investors and those seeking a comfortable family home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it an ideal setting for families or individuals alike. The single bathroom is conveniently located, ensuring ease of access for all residents.

This property is sold with a sitting tenant, providing an immediate rental income for prospective buyers. This feature makes it particularly appealing for investors looking to expand their portfolio in a desirable location.

Wallasey offers a wonderful community atmosphere, with local amenities, parks, and schools within easy reach. The area is well-connected, providing convenient access to transport links for those commuting to nearby cities.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- Rental Income Of £8880.00
- 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*
80.6 m²
Reduced headroom
0.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

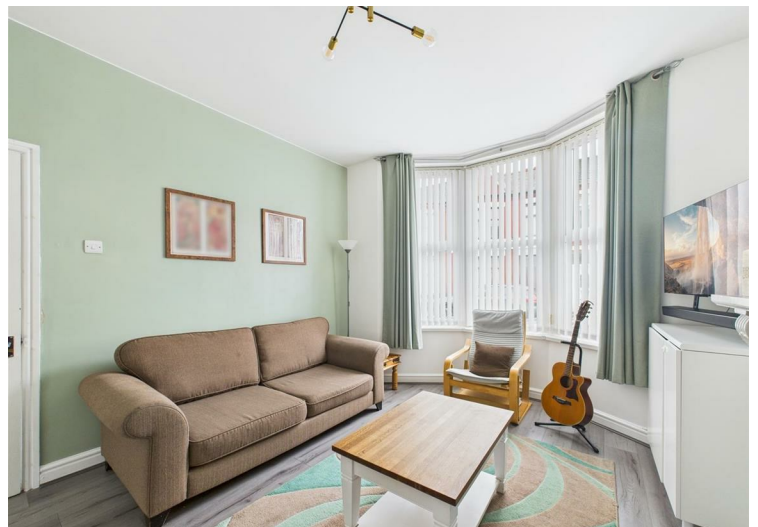
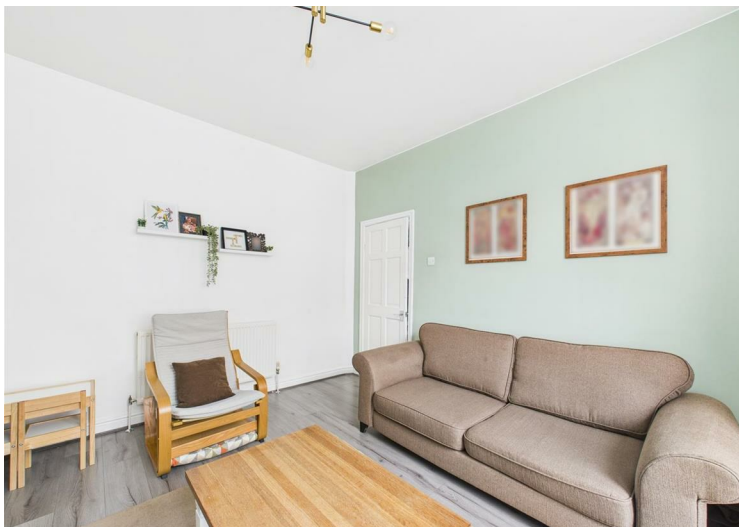
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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