



44 Florence Road, Wallasey, CH44 6LF Offers In The Region Of £125,000



Florence Road in Wallasey, this delightful semi-detached house offers a perfect blend of character and modern living. Built between the 1930s and 1950s, the property exudes a timeless appeal while providing ample space for a family or those seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout flows seamlessly, leading to a well-appointed kitchen that offers the potential for culinary creativity.

This lovely home boasts three generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. The bedrooms are designed to accommodate various needs, whether for a growing family or for those who require a home office space. The bathroom is conveniently located, ensuring ease of access for all residents.

The exterior of the property features a charming garden, perfect for enjoying the outdoors, whether it be for gardening enthusiasts or for children to play. The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community.

- Three Bedrooms
- End Of Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- To Be Sold With Sitting Tenant
- 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*
83.5 m²
Reduced headroom
0.4 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.

GIRAFÉ 360



Energy Efficiency Rating		Current	Potential
Vary 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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