



31 Hallville Road, Wirral, CH44 9BA Offers In The Region Of £100,000



Nestled on Hallville Road in the charming area of Wallasey, this two-bedroom mid-terrace house presents an excellent opportunity for both investors and first-time buyers. The property features a welcoming reception room, perfect for relaxing or entertaining guests.

While the home is in need of some modernization, it offers a blank canvas for those looking to add their personal touch and create a space that truly reflects their style. The two bedrooms provide ample accommodation, making it suitable for small families or individuals seeking extra space.

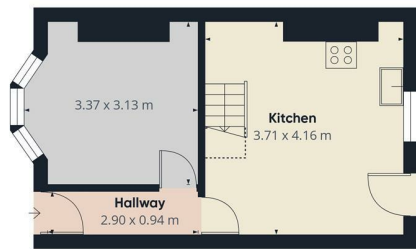
One of the standout features of this property is the large rear yard, which offers a wonderful outdoor area for gardening, social gatherings, or simply enjoying the fresh air. This outdoor space is a rare find in urban settings and adds significant value to the home.

With its potential for improvement and desirable location, this property is a fantastic prospect for anyone looking to invest in the Wallasey area. Don't miss the chance to transform this house into your dream home or a lucrative rental opportunity.

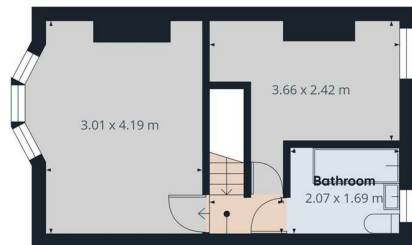
- Two Bedrooms
- Mid Terrace Property
- One Reception Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Large Rear Yard
- EPC Rating TBC

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*
52.5 m²
Reduced headroom
0.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

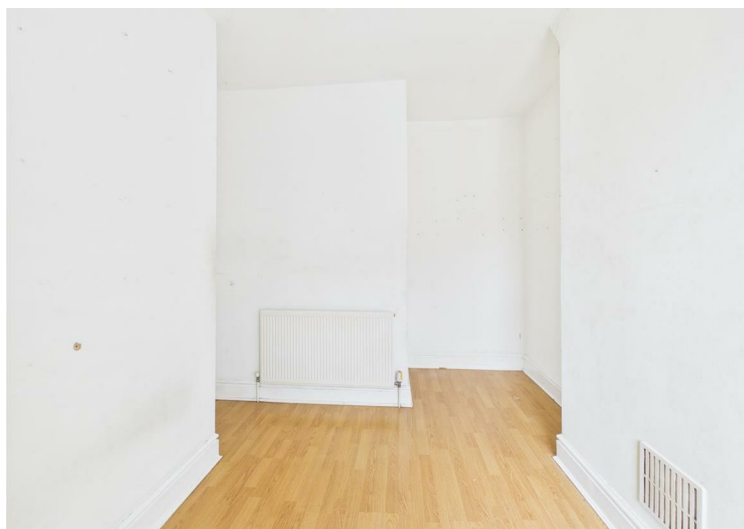
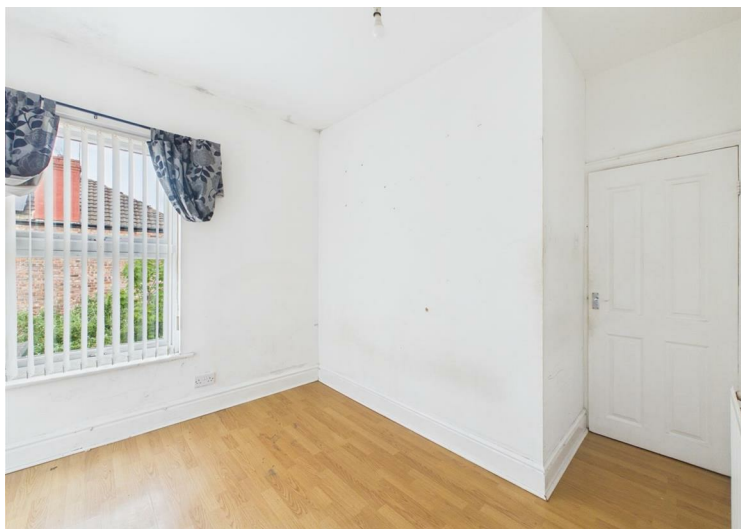
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		69
(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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