



## 12 Binsey Close, Wirral, CH49 4GT

### £895 PCM



Binsey Close, Upton, this charming two-bedroom detached house is now available to let. This property offers a perfect blend of comfort and convenience, making it an ideal choice for small families or professionals seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and personalisation, ensuring a comfortable living experience. The property also features a well-appointed bathroom, designed for both functionality and style.

One of the standout features of this home is the large rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in a tranquil setting, this expansive outdoor space caters to all your needs. Additionally, the property benefits from off-road parking, providing convenience and peace of mind.

Situated in a sought-after area, this property is close to local amenities, schools, and transport links, making it an ideal location for those who value accessibility and community. This delightful detached house is not just a place to live; it is a place to call home. Do not miss the chance to experience the charm and comfort this property has to offer.

- Two Bedrooms
- Detached Property
- One Large Reception Room
- Kitchen
- Bathroom
- Off Road Parking
- Large Rear Garden
- 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                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 60                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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