



## 64 Oxford Road, Wirral, CH44 0AS Offers In The Region Of £174,950



Nestled in the desirable area of Oxford Road, Wallasey, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The two inviting reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The well-appointed bathroom ensures convenience for all residents, while the overall layout of the home promotes a sense of openness and warmth. The sought-after location enhances the appeal of this property, with local amenities, schools, and parks just a stone's throw away, making it an ideal choice for those seeking a vibrant community atmosphere.

This semi-detached house is not just a place to live; it is a place to create lasting memories. With its blend of space, comfort, and a prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Viewing Essential!
- EPC Rating E

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area\*  
117.9 m<sup>2</sup>  
Reduced headroom  
4.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

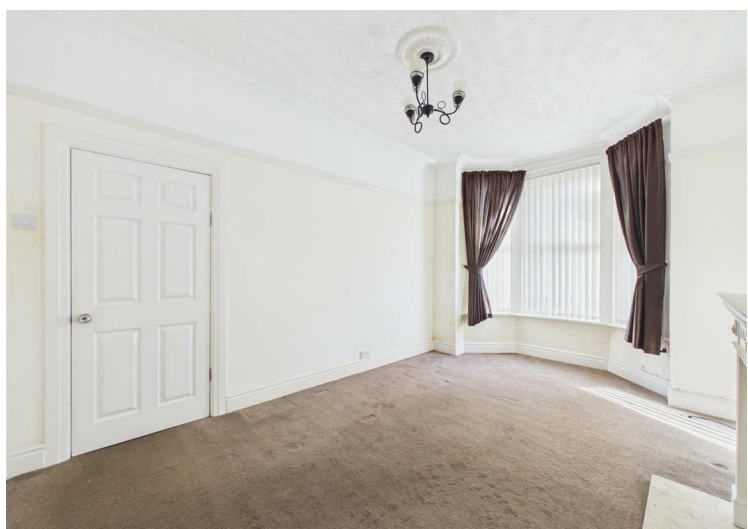
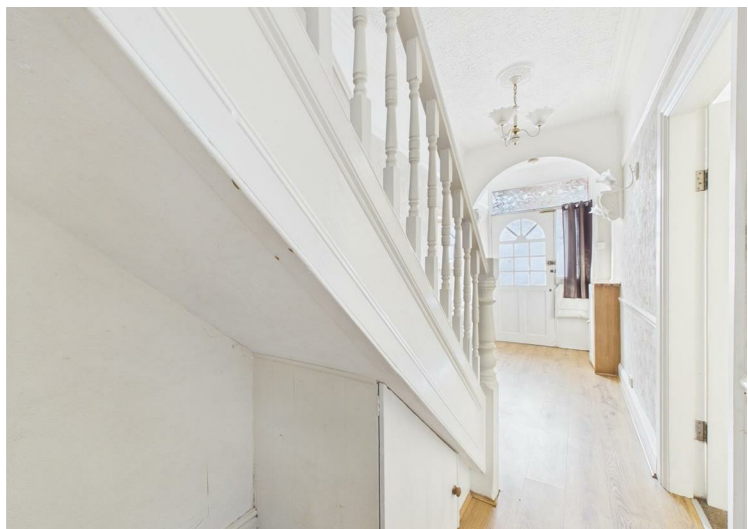
Reduced headroom  
Below 1.5 m

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

GIRAFPE360



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			
<b>England &amp; Wales</b>		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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