



## 18 Coniston Avenue, Wallasey, CH45 3JF £1,100 PCM



Nestled in the charming Wallasey Village, this delightful mid-terrace house on Coniston Avenue is now available to let. Perfectly situated in a peaceful cul-de-sac, this property offers a serene environment while still being conveniently close to local amenities.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a stylish dining space. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. Each bedroom offers a comfortable retreat, with the potential for personalisation to reflect your individual style.

Completing this lovely home is a well-appointed bathroom, designed for both functionality and comfort.

With its desirable location and spacious layout, this mid-terrace house on Coniston Avenue presents an excellent opportunity for those looking to enjoy the tranquillity of village life while remaining connected to the vibrant community of Wallasey. Do not miss the chance to make this charming property your new home.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Sought After Location
- Cul De Sac Location
- EPC Rating D

### 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
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			
<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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. management@bakewellhorner.co.uk**  
**<https://www.bakewellhorner.co.uk>**