



## 38 Nicola Gardens, Wallasey, CH45 4JB Offers In The Region Of £160,000

 3  2  1  B

Manor Road in Wallasey, this delightful apartment offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space for guests or a home office. The apartment features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining.

The property boasts two modern bathrooms, ensuring that morning routines and evening unwinding can be done with ease and privacy. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout.

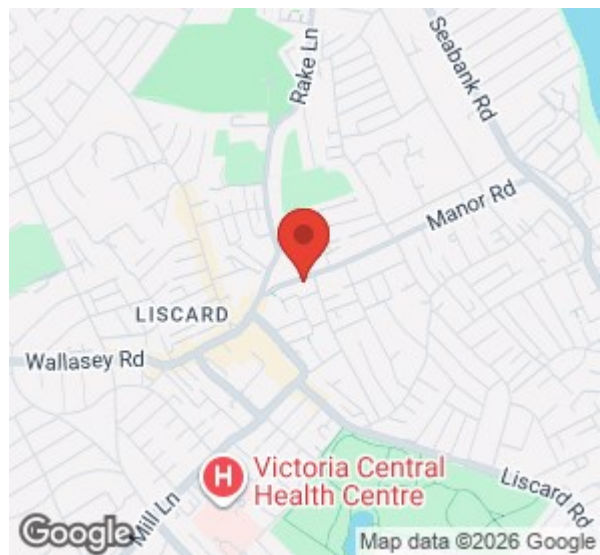
Situated in a desirable area, residents will benefit from the local amenities that Wallasey has to offer, including shops, parks, and excellent transport links. This apartment is not just a place to live; it is a home where memories can be made.

Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to make this lovely apartment your own.

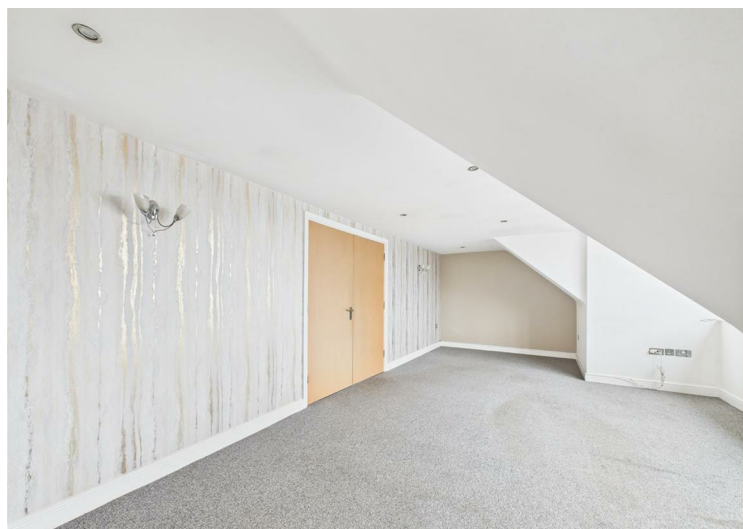
- Top Floor Apartment
- Three Bedrooms
- One Large Reception Room
- Kitchen
- Bathroom
- En Suite
- Double Glazing
- Gas Central Heating
- Gated Parking
- EPC Rating B

### 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) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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