



79a Mill Lane, Wallasey, CH44 5UB Offers In The Region Of £155,000

Mill Lane in the charming area of Wallasey, this unique property presents an excellent opportunity for both residential and commercial living. The flat, situated above a commercial unit, offers a blend of convenience and comfort, making it an ideal choice for those seeking a vibrant lifestyle.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a bathroom, ensuring all essential amenities are readily available.

Living above a commercial unit means you will have easy access to local shops and services, enhancing your day-to-day convenience. Wallasey is known for its friendly community and picturesque surroundings, making it a delightful place to call home.

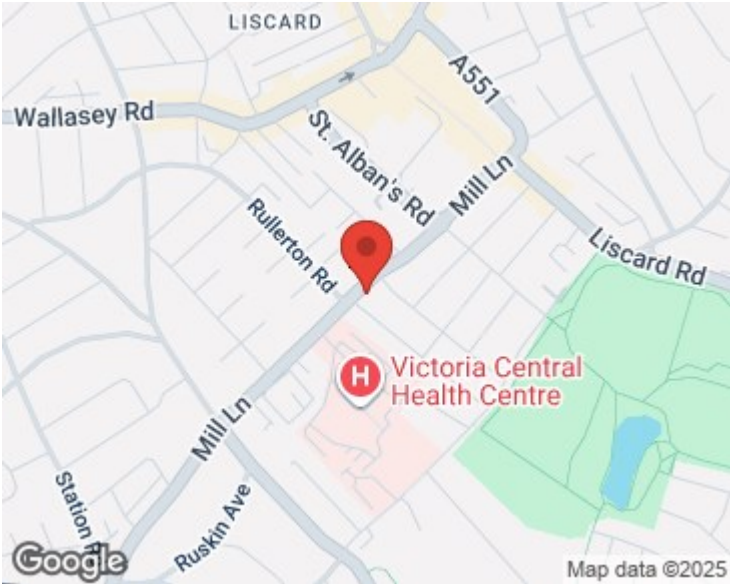
This property is perfect for individuals or small families looking for a comfortable living space with the added benefit of commercial opportunities below. With its prime location and practical layout, this flat is a rare find in the market. Don't miss the chance to make this property your own and enjoy all that Wallasey has to offer.

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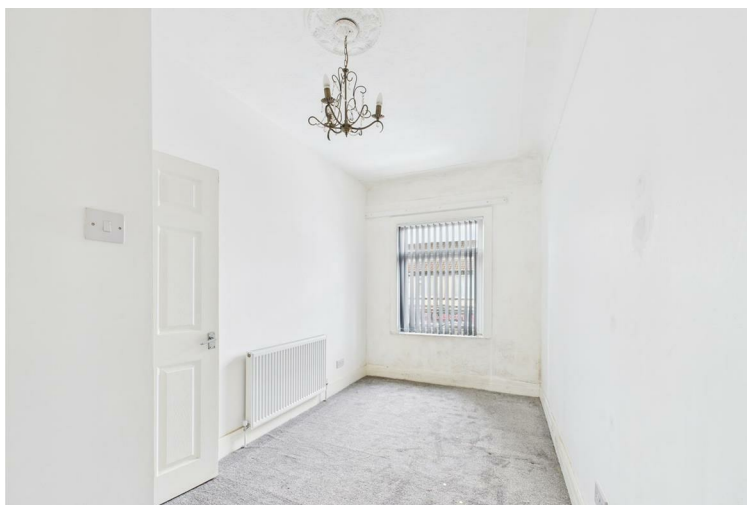
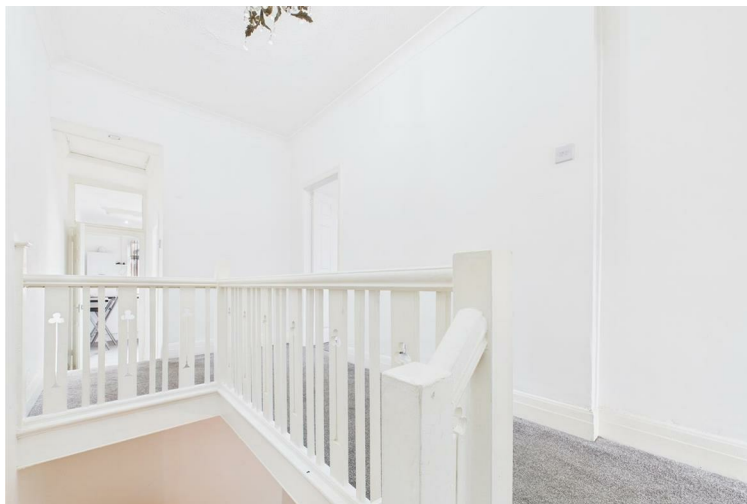
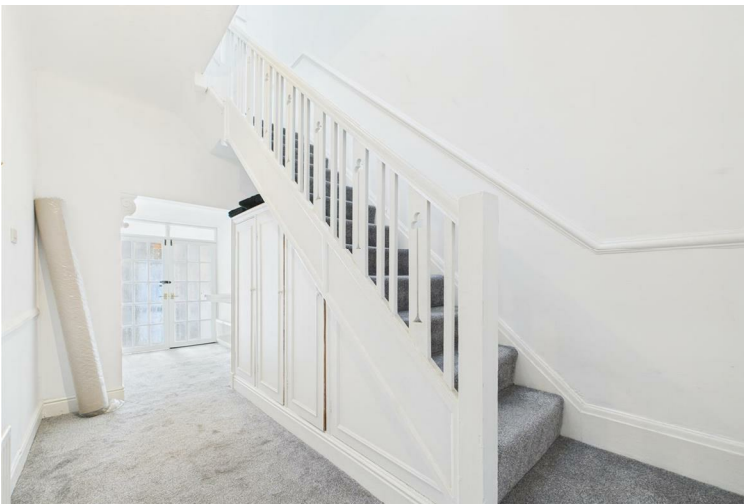
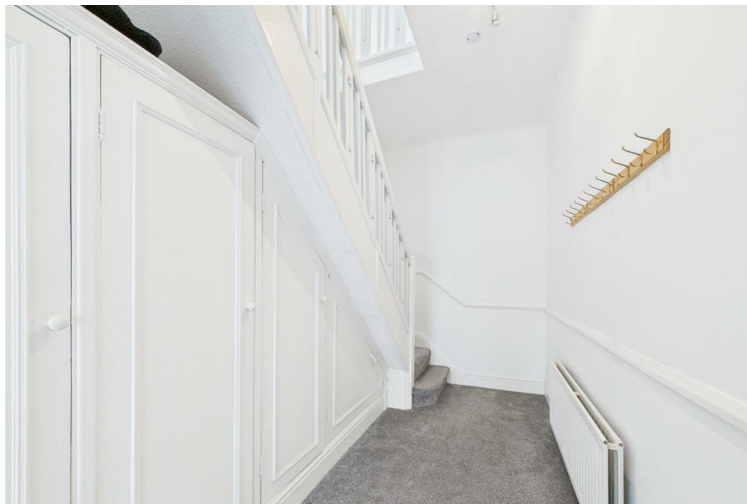
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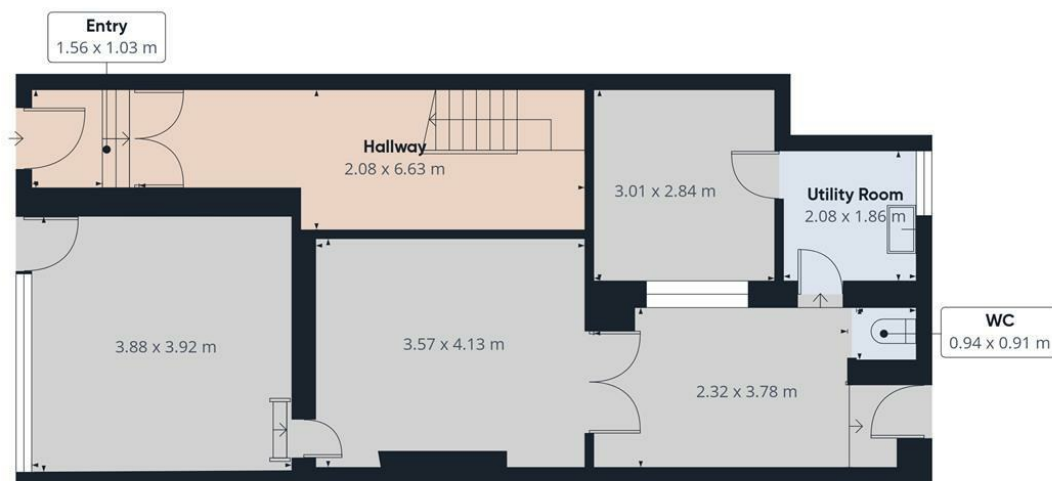


- Two Bedrooms
- First Floor Flat
- Large Reception Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Sought After Location
- EPC Rating C



Directions





Approximate total area⁽¹⁾
128.8 m²

Reduced headroom
1.1 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.

GIRAFFE360

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		
England & Wales	EU Directive 2002/91/EC	

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