



## 115 Rake Lane, Wallasey, CH45 5DL Offers In The Region Of £365,000



Nestled in the desirable area of Rake Lane, Wallasey, this newly built family home offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The home features two well-appointed reception rooms, providing versatile areas for relaxation and entertainment.

The heart of the home is undoubtedly the large modern kitchen, which is designed to cater to all your culinary needs. It is both stylish and functional, making it a delightful space for family gatherings and social occasions. The property boasts two contemporary bathrooms, including an en suite off the master bedroom, ensuring convenience and privacy for all family members.

Situated within a secure gated community, this home offers peace of mind and a sense of exclusivity. Additionally, parking is available, making it easy for residents and guests alike.

This property is not just a house; it is a place where memories can be made. With its modern features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this stunning family home your own.

- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Large Modern Kitchen
- Modern Bathroom
- En Suite
- New Build Property
- Gated Community
- 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



Floor 0

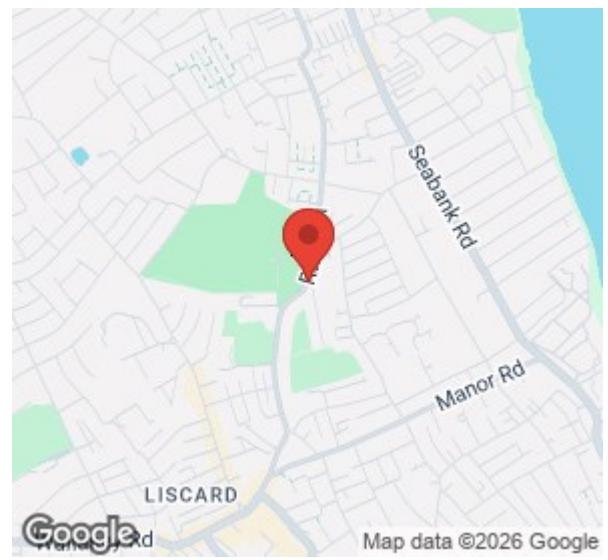


Floor 1

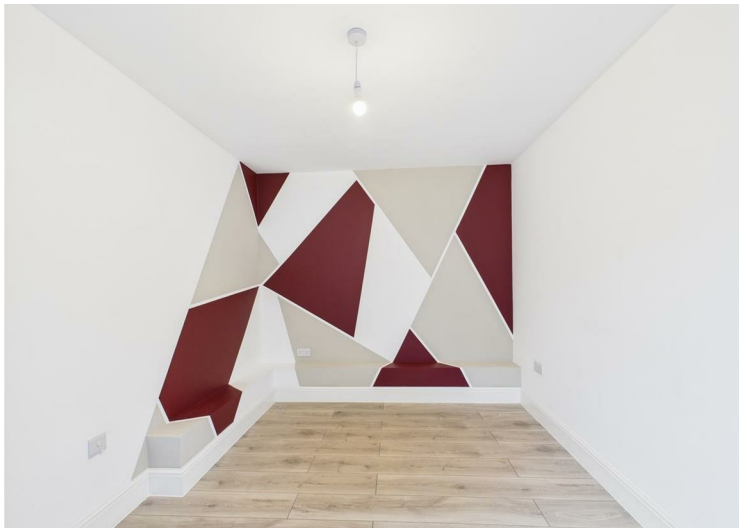


Approximate total area\*  
130.3 m<sup>2</sup>

(1) Excluding balconies and terraces  
  
Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.  
  
GIRAFFE360



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. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>