

## 88 Gainsborough Road, CH45 8PU Offers In The Region Of £350,000

Nestled in the charming Wallasey Village, this delightful detached family home on Gainsborough Road offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking room to grow. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style.

The home features two modern bathrooms, along with a convenient downstairs WC, catering to the needs of a busy household. The thoughtful layout enhances the functionality of the space, making daily life more manageable.

Outside, the property boasts off-road parking for two vehicles, a valuable asset in this desirable area. The rear garden presents a lovely outdoor space, perfect for children to play or for hosting summer barbecues with friends and family.

This detached house is not just a property; it is a welcoming family home that promises comfort and a sense of community. With its prime location in Wallasey Village, you will find yourself surrounded by local amenities, schools, and parks, making it an ideal choice for families. Do not miss the opportunity to make this charming residence your own.

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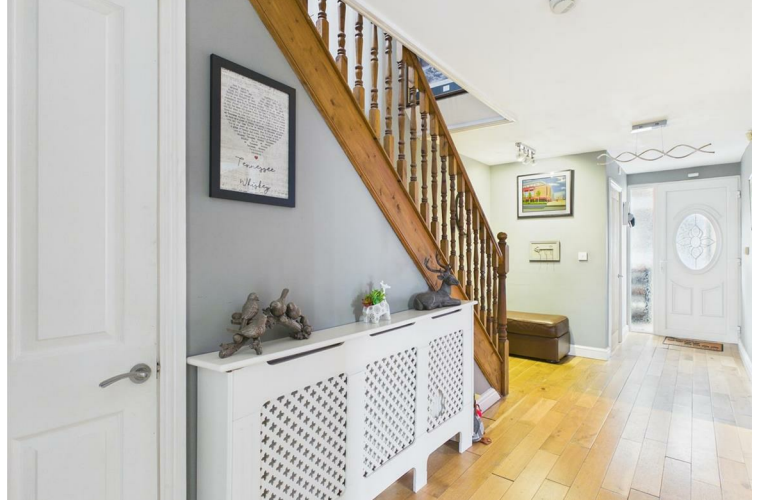
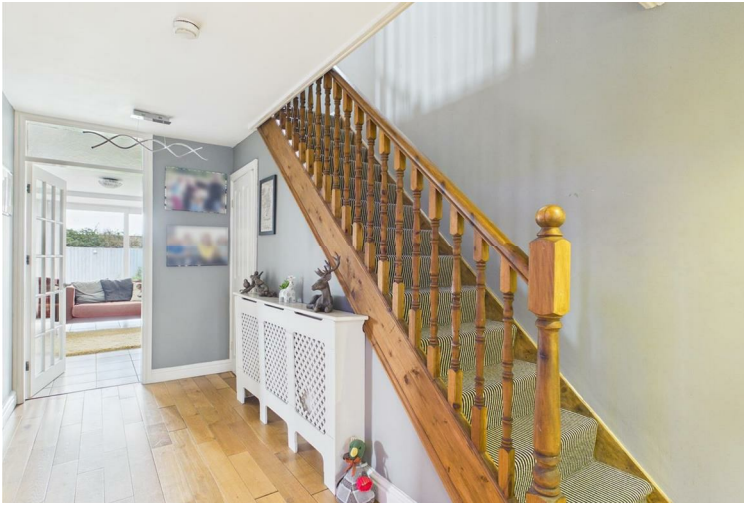


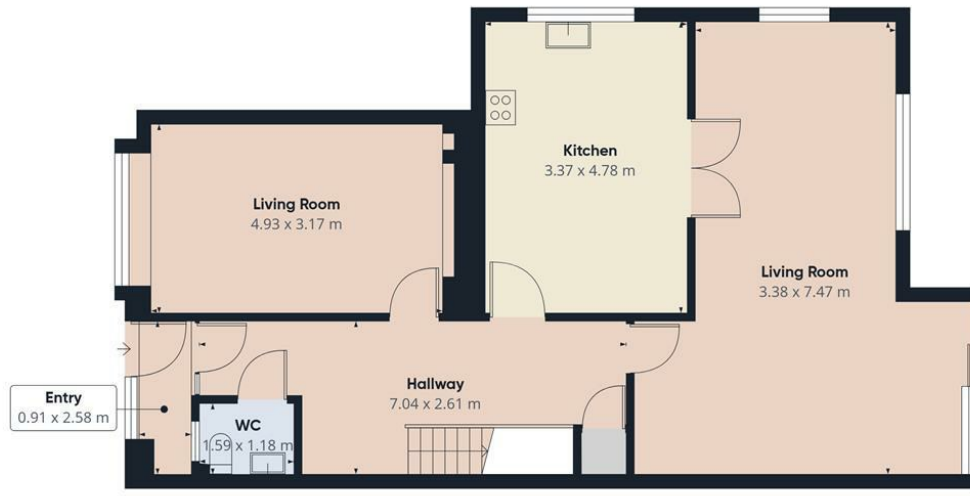
- Four Bedrooms
- Kitchen
- Rear Garden
- EPC Rating TBC
- Detached Family Home
- Bathroom
- Double Glazing
- Two Reception Rooms
- Off Road Parking
- NO CHAIN!



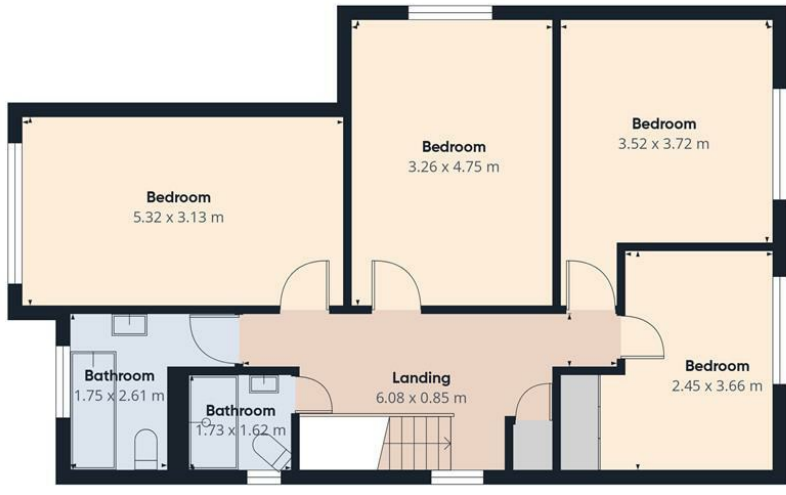
[Directions](#)

**T. 0151 638 6313**





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
157.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(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	

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