



## 15 Mossdene Road, Wallasey, CH44 2EP Offers In The Region Of £200,000



Nestled on the charming Mossdene Road in Wallasey, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With a traditional layout, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The three well-proportioned bedrooms offer ample space for relaxation and rest, making it an ideal setting for families or those seeking extra room for guests.

The house features a single bathroom, which, while functional, is in need of some modernization, allowing you to put your personal touch on the space. The potential for improvement is significant, providing a blank canvas for creative minds to reimagine the interiors to suit their tastes and lifestyle.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it a convenient choice for families and professionals alike. With a little vision and effort, this house can be transformed into a stunning home that reflects your individual style.

If you are looking for a property with character and the potential for enhancement, this semi-detached house on Mossdene Road is certainly worth considering. Embrace the chance to invest in a home that you can truly make your own.

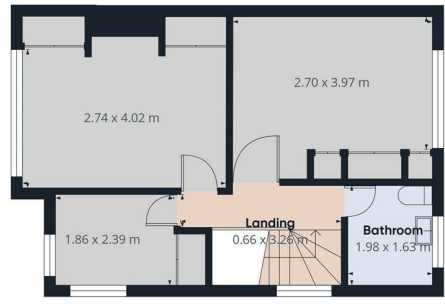
- Three Bedrooms
- Semi Detached House
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Sought After Location
- Double Glazing
- Off Road Parking
- EPC Rating TBC

### 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

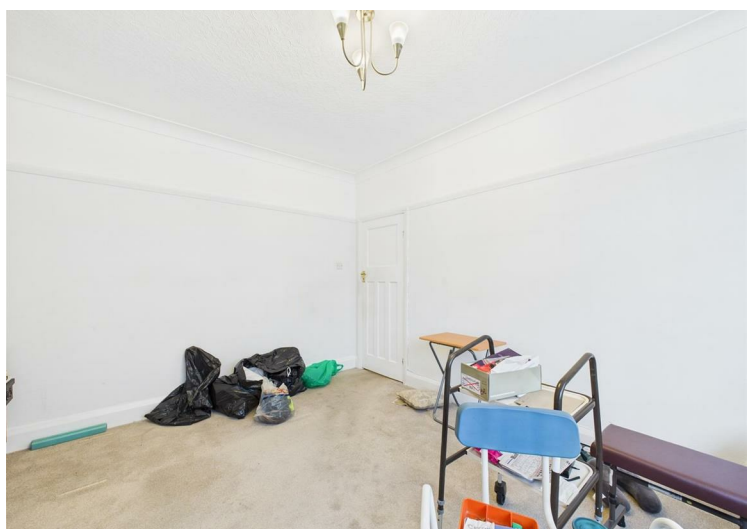
Approximate total area\*  
84.1 m<sup>2</sup>

(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.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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