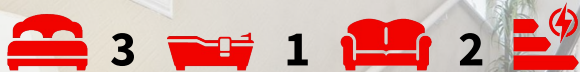




18 Lymington Road, Wallasey, CH44 3EF Offers In The Region Of £210,000



Nestled on the charming Lymington Road in Wallasey, this semi-detached house presents a wonderful opportunity for those seeking a much-loved family home. With its inviting façade and warm atmosphere, this property is perfect for families looking to settle in a friendly community.

Inside, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room for gatherings with friends. The natural light that floods these rooms creates a welcoming ambiance, making it an ideal setting for family life.

The house boasts three well-proportioned bedrooms, providing comfortable accommodation for family members or guests. Each room offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The layout is practical and functional, catering to the needs of modern living.

Completing this delightful home is a well-appointed bathroom, designed for both convenience and comfort. It serves as a private sanctuary for unwinding after a long day.

- Three Bedrooms
- Semi Detached Family Home
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Gas Central Heating
- Double Glazing
- Sought After Location
- 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



Approximate total area*
112.3 m²

(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.

GRAFFE360



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 | | |
| England & Wales | | 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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