



## 82 Withens Lane, Wallasey, CH45 7LR

### Asking Price £199,950



Withens Lane in Wallasey, this delightful detached house presents a wonderful opportunity for those looking to create their dream home. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, perfect for families or those seeking extra room for guests.

The house features a single bathroom, which, while functional, is in need of modernization, allowing you to put your personal stamp on the space. The potential for improvement is significant, making this property an exciting project for the right buyer.

Set in a desirable location, this home is conveniently situated near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Withens Lane offers a peaceful residential atmosphere, ideal for families and professionals alike.

This property is a blank canvas, ready for you to transform it into a contemporary haven that reflects your style and preferences. Whether you are a first-time buyer or an experienced renovator, this house is brimming with potential and awaits your creative vision. Don't miss the chance to make this house your own in the heart of Wallasey.

- Three Bedrooms
- Detached Family Home
- Two Reception Rooms
- Family Kitchen
- Utility Room
- Rear Yard
- Double Glazing
- Gas Central Heating
- Previously Set Up As An HMO
- EPC Rating D

### 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\*  
93.6 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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