



## 9 Eric Road, Wallasey, CH44 5RG Offers In The Region Of £200,000



Nestled on the charming Eric Road in Wallasey, this semi-detached house presents a wonderful opportunity for those seeking a spacious family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen, while functional, is in need of some modernisation, allowing you the chance to put your personal touch on the heart of the home. The bathroom is conveniently located, serving the needs of the household with ease.

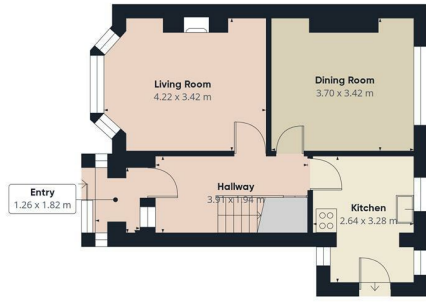
This property is set in a desirable location, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. With a little creativity and investment, this house can be transformed into a stunning residence that reflects your style and preferences.

Whether you are a first-time buyer or looking to expand your property portfolio, this semi-detached home on Eric Road is a promising prospect. Embrace the potential and make it your own.

- Three Bedrooms
- Semi Detached Property
- Corner Plot
- Kitchen
- Bathroom
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Rear Garden
- 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

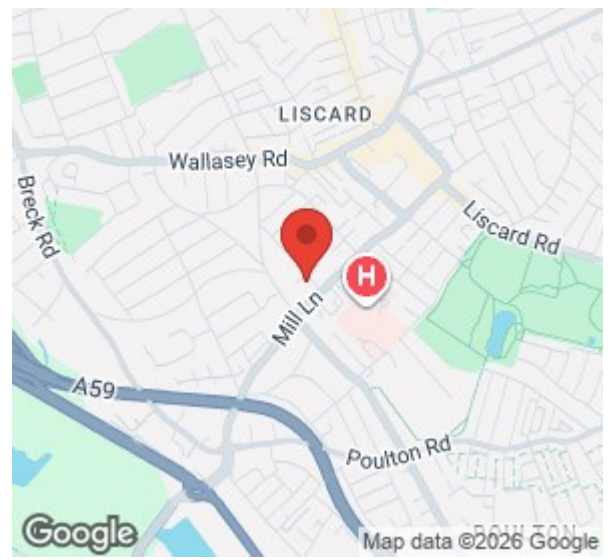


Approximate total area\*  
80.8 m<sup>2</sup>

(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
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	



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/>