



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.

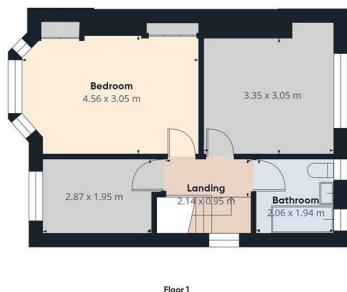
- Three Bedrooms
- Semi Detached Property
- Corner Plot
- Kitchen
- Bathroom
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Rear Garden
- EPC Rating TBC

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



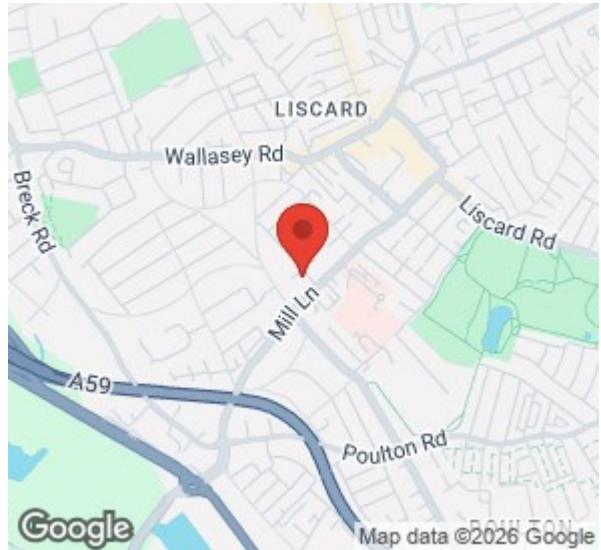
Approximate total area⁽¹⁾
80.8 m²



(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very 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	

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