



## 405 Poulton Road, Wallasey, CH44 4DF Offers In The Region Of £180,000



Nestled on Poulton Road in the vibrant area of Wallasey, this unique investment opportunity presents a shop with a flat above, ideal for those looking to enter the property market or expand their portfolio. The property features a spacious reception room, two well-proportioned bedrooms, and a bathroom, making it suitable for a variety of living arrangements.

The shop itself is in need of some modernisation, offering the new owner the chance to put their personal touch on the space and enhance its appeal. With the potential for a thriving business on the ground floor and comfortable living quarters above, this property is perfect for those seeking a dual-purpose investment.

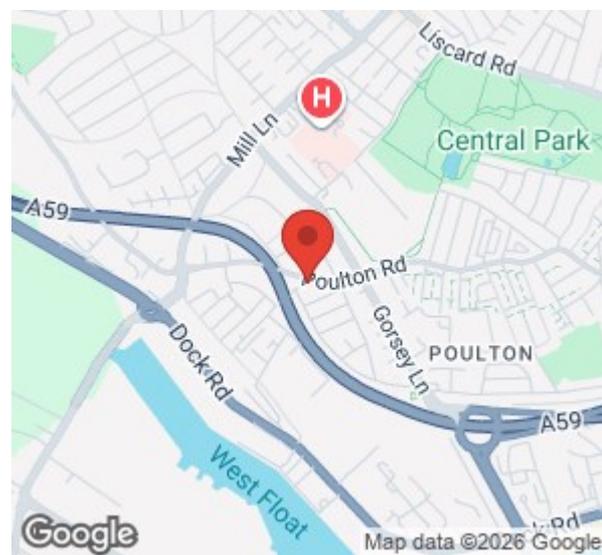
Wallasey is known for its friendly community and convenient amenities, ensuring that both residents and customers will enjoy the benefits of the location. This property not only offers a promising investment but also the opportunity to be part of a lively neighbourhood.

Whether you are an experienced investor or a first-time buyer, this property on Poulton Road is a compelling choice that combines potential with practicality. Don't miss the chance to transform this space into something truly special.

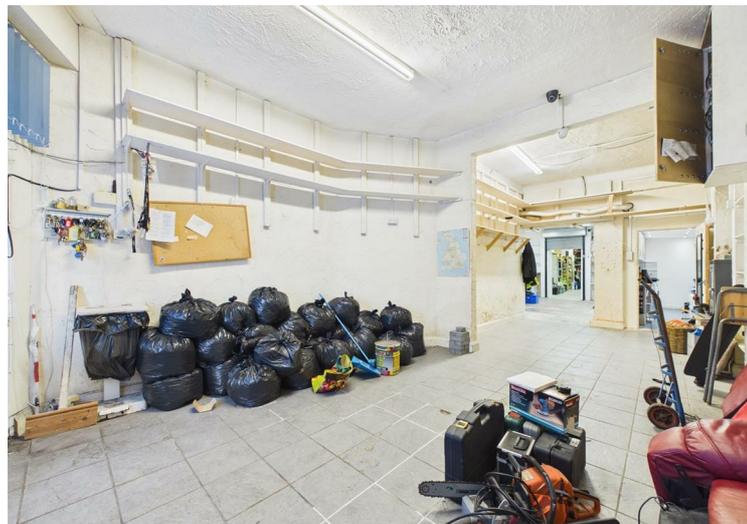
- Commercial Unit With Flat Above
- Highly Sought After Location
- Heavy Foot Flow Area
- Close To Local Transport Links
- Rear Yard
- Shutters To Commercial Unit
- Investment Opportunity
- EPC Rating TBC

### Viewing

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



Energy Efficiency Rating		Current	Potential
Vary 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	



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