



## 54 Gainsborough Road, Wallasey, CH45 8PT Offers In The Region Of £300,000



Situated on the ever-popular Gainsborough Road in Wallasey, this attractive semi-detached family home offers an excellent balance of space, style, and practicality. Thoughtfully laid out, the property features multiple reception areas, including a bright sun room, providing flexible living space ideal for both everyday family life and entertaining.

At the heart of the home is a generous, modern family kitchen, complemented by a spacious porch and the added convenience of a downstairs WC with basin, enhancing both functionality and comfort on the ground floor.

The property offers four well-proportioned bedrooms, three of which benefit from beautifully fitted wardrobes, providing excellent storage while maintaining a clean, contemporary finish. A real highlight is the loft conversion, completed in 2019, which enjoys far-reaching views and stunning sunsets. The extension was carried out alongside the installation of a new roof, offering both additional living space and long-term peace of mind.

Externally, the home boasts a well-presented and low-maintenance rear garden, featuring artificial grass and the added benefit of an installed drainage system, making it practical, tidy, and usable year-round. Off-road parking for two vehicles further enhances the appeal of this family home.

Ideally positioned close to well-regarded schools and excellent transport links, this property presents a fantastic opportunity to settle in a well-connected and sought-after community, with the added convenience of local shops and popular takeaways nearby.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Sun Room
- Large, Modern Family Kitchen
- Spacious Porch
- Downstairs WC with Basin
- Beautiful Rear Garden
- Double Glazing
- EPC ERating TBC

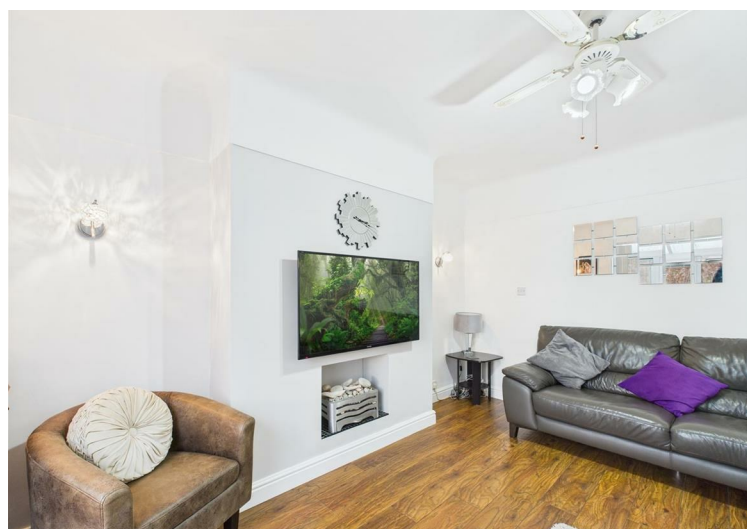
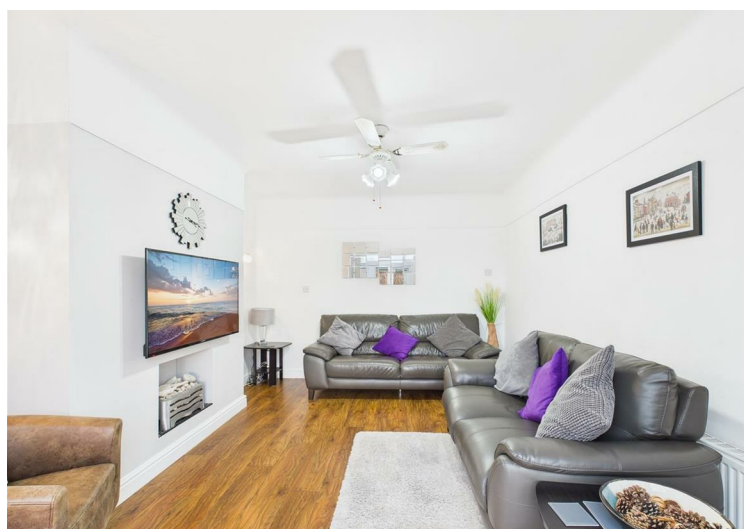
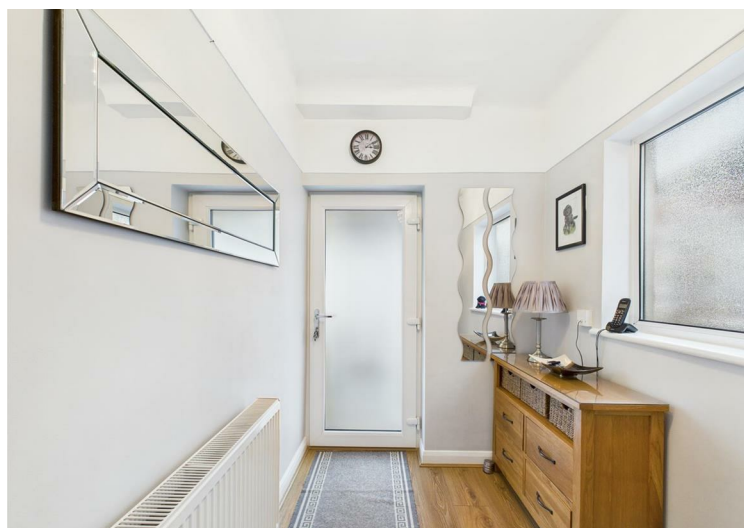
### Viewing

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		
England & Wales		EU Directive 2002/91/EC



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**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. [sales@bakewellhorner.co.uk](mailto:sales@bakewellhorner.co.uk)**  
**<https://www.bakewellhorner.co.uk/>**