



## 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.

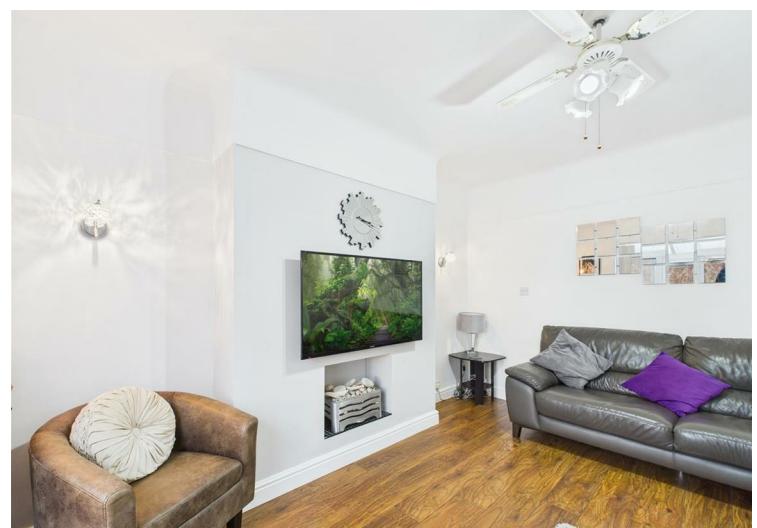
- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Sun Room
- Large, Modern Family Kitchen
- Spacious Porch
- Downstairs WC with Basin
- Beautiful Rear Garden
- Double Glazing
- EPC Rating TBC

### 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
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



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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