



## 58 Station Road, Wallasey, CH44 3DW Offers In The Region Of £239,950



This semi detached house presents an excellent opportunity for families and professionals alike. With its inviting, well-proportioned living spaces, this property is sure to capture your heart.

Upon entering, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining. These spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

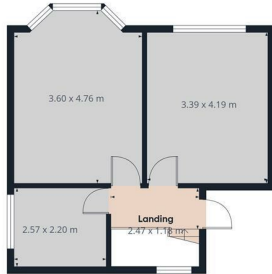
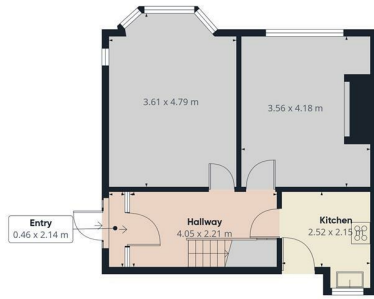
The property boasts three comfortable bedrooms, providing space for family members or guests. Each room offers a peaceful retreat, ideal for unwinding after a long day. The layout is thoughtfully designed to ensure privacy and comfort for all. Completing this charming home is a well-appointed bathroom.

Situated in Wallasey, this property benefits from a convenient location with easy access to local amenities, schools, and transport links. Whether you are commuting to work or enjoying a leisurely day out, everything you need is within reach.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Front And Rear Gardens
- Sought After Location
- 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\*  
86.7 m<sup>2</sup>

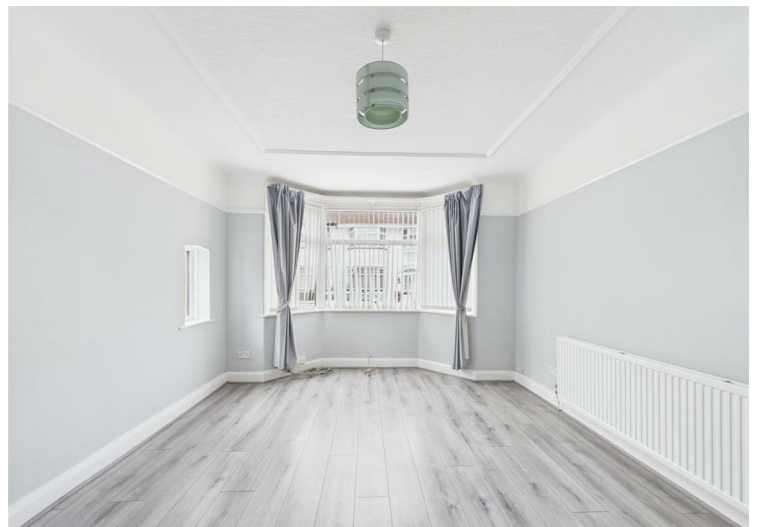
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

GRAFFE360



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	



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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