



## 84 Molyneux Drive, Wallasey, CH45 1JT Offers In The Region Of £180,000



Located in the popular coastal area of New Brighton, this charming end-of-terrace home on Molyneux Drive offers an excellent opportunity for first-time buyers or anyone looking for a peaceful seaside base. The property has two well proportioned bedrooms and a welcoming reception room that provides a comfortable space for relaxing or entertaining.

The rear garden is a fantastic asset, enjoying sun from morning right through to the evening, and features a, shed with electricity, ideal for use as a utility space, workshop, or extra storage, a summerhouse with electricity, perfect for a home office, entertainment room with a TV, hobby space, or simply somewhere to relax with your morning coffee and Off-road parking at the front for everyday convenience

This property offers the best of both worlds. A quiet coastal location with the amenities, community spirit and transport links that make daily life both enjoyable and straightforward.

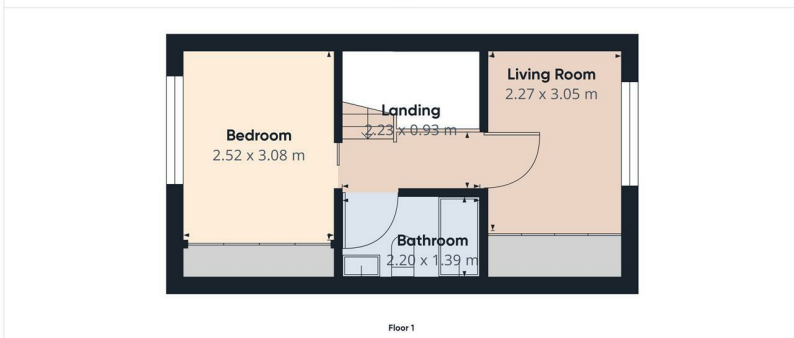
- Two Double Bedrooms
- End Off Terrace Property
- One Reception Room
- Modern Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Rear Garden
- EPC Rating D

### 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\*  
51.26 m<sup>2</sup>

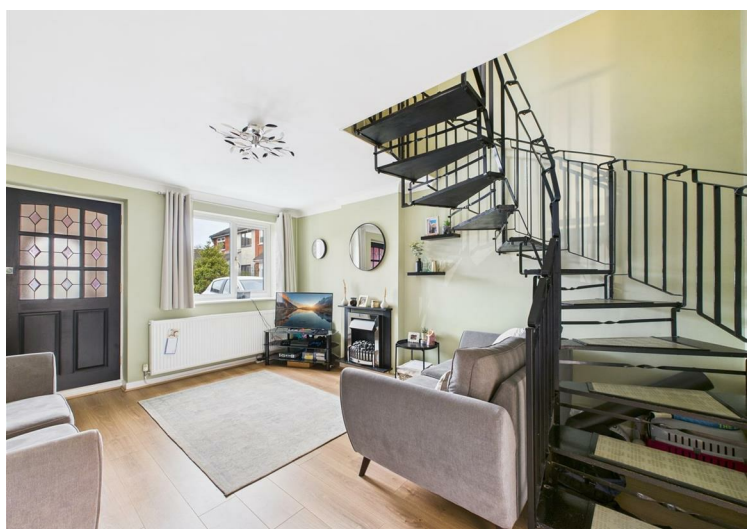


(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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