



44 Station Road, CH44 3AN Offers In The Region Of £255,000



Nestled on the charming Station Road in Wallasey, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the beautiful rear garden, a serene outdoor space perfect for enjoying sunny days or hosting summer barbecues.

For those with vehicles, the property offers parking for two cars, adding to the convenience of everyday living. This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its appealing location and thoughtful layout, this semi-detached house on Station Road is a wonderful opportunity for anyone looking to settle in Wallasey.

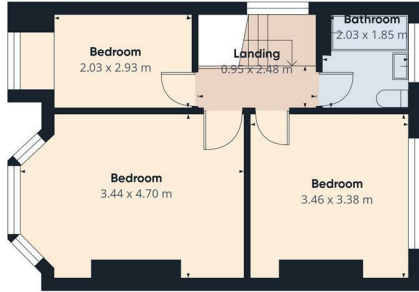
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Beautiful Rear Garden
- Garage
- Off Road Parking
- Viewing Essential!
- EPC Rating E

Viewing

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



Floor 0



Floor 1



Approximate total area*
84.5 m²

(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.

GIRAFFE360



Energy Efficiency Rating

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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