



44 Albion Street, Wallasey, CH45 9JG Offers In The Region Of £385,000



Nestled in the charming area of New Brighton on Albion Street, this delightful semi-detached house, built in 1951, offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house boasts two bathrooms. The large front and back gardens are a standout feature, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air on sunny days.

For those who require off-road parking, this property accommodates two vehicles, adding to the convenience of living in this desirable location. The proximity to the train station and the vibrant New Brighton area means that residents can easily access local amenities, shops, and leisure activities, making it an excellent choice for both commuters and families alike.

In summary, this semi-detached house on Albion Street is a fantastic opportunity for anyone looking to settle in a great area of Wallasey, combining spacious living with a lovely outdoor environment. Don't miss the chance to make this charming property your new home.

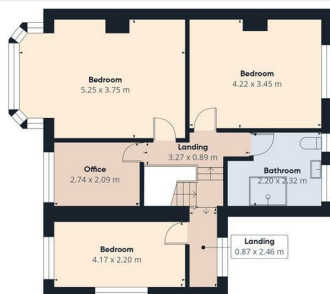
- Great Area
- 4 Bedrooms
- Semi Detached
- Large Front And Back Garden
- Off Road Parking
- Double Glazing
- Council Tax Band C
- 2 Reception Rooms
- Modern Kitchen And Bathroom
- Gas And Electric Central Heating

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[†]
139.6 m²

(†) Excluding balconies and terraces

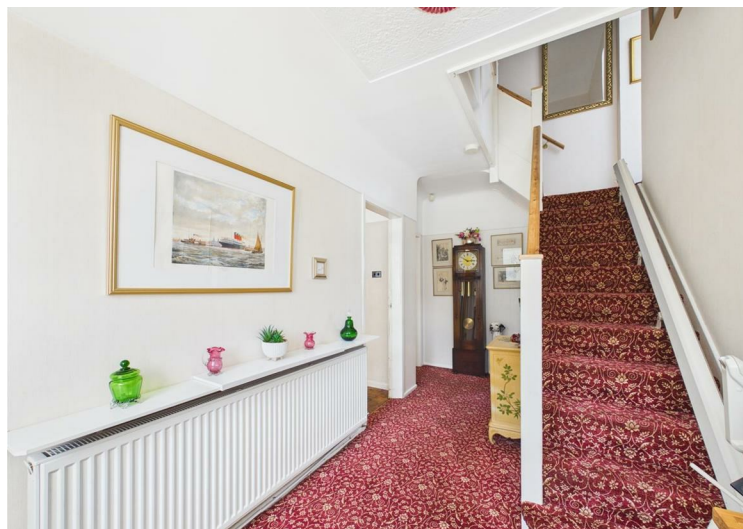
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIARFE360



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.