



## 17 Hallville Road, Wallasey, CH44 9BA Offers In The Region Of £90,000



This two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy landlords. The property, while in need of modernization, offers a blank canvas for those looking to create their ideal living space or investment property.

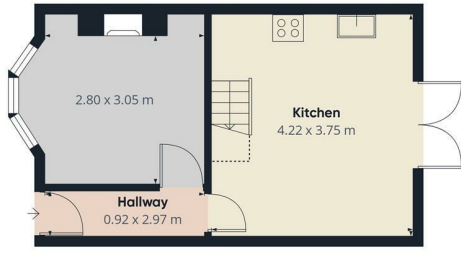
Upon entering, you will find a welcoming reception room that provides a comfortable area for relaxation and entertaining. The two bedrooms are well-proportioned, offering ample space for rest and personalisation. The bathroom, though requiring some updates, is functional and serves the needs of the household.

One of the standout features of this property is the rear yard, which provides a private outdoor space, perfect for enjoying the fresh air or hosting gatherings. The potential for improvement and personalisation makes this home a fantastic prospect for those with a vision.

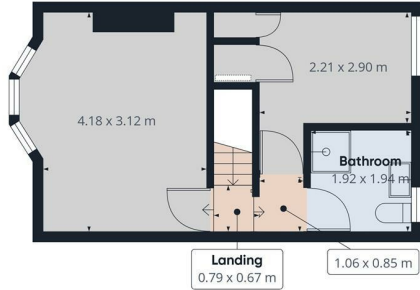
- Two Bedrooms
- Mid Terrace Property
- One Reception Room
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- Sought After Location
- EPC Rating TBC

### Viewing

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



Floor 0



Floor 1



Approximate total area\*  
55.2 m<sup>2</sup>  
Reduced headroom  
1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

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

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Energy Efficiency Rating		Current	Potential
Vary 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			
<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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