



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

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Situated in the desirable area of New Brighton, this charming end-of-terrace house on Molyneux Drive presents an excellent opportunity for both first-time buyers and those seeking a tranquil retreat. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this home is the off-road parking available at the front, providing convenience and ease for residents and visitors alike. The rear garden is a delightful outdoor space, complete with a summerhouse, which can serve as a perfect spot for leisure activities or a quiet retreat to enjoy the garden's beauty.

Situated close to the picturesque New Brighton promenade, residents can enjoy leisurely walks along the coast, with a variety of local amenities and attractions just a stone's throw away. This property is located in a sought-after area, known for its community spirit and accessibility to nearby facilities.

- 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>



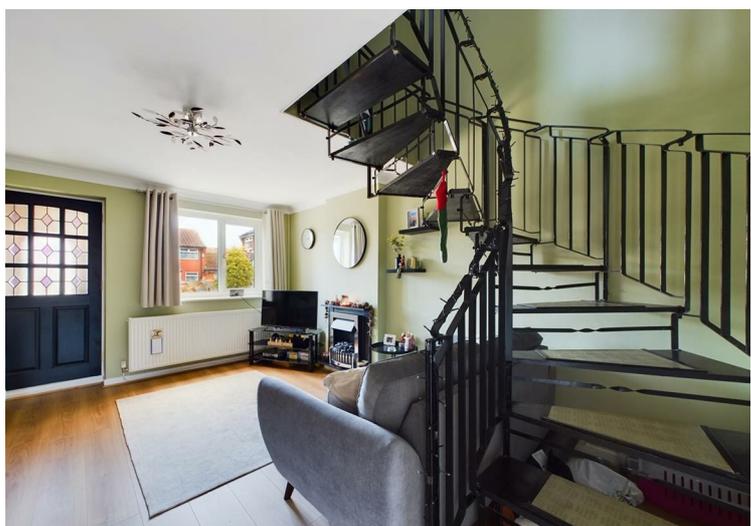
(1) Excluding balconies and terraces.

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

GIRAFFE 360



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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