



## 15b Warren Drive, Wallasey, CH45 0JN

### Asking Price £350,000



Nestled in the charming area of New Brighton this delightful flat on Warren Drive offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or professionals seeking a peaceful retreat. The flat boasts three inviting reception rooms, providing ample space for relaxation and entertaining guests along with a large balcony to the rear.

The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. The bathroom is functional and well-maintained, catering to all your daily needs.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area is known for its friendly neighbourhood and picturesque surroundings, offering a pleasant environment for all.

This flat presents a wonderful opportunity for anyone looking to settle in Wallasey, combining practicality with a homely feel. Whether you are a first-time buyer or seeking a rental property, this flat is certainly worth considering. Don't miss the chance to make this lovely space your new home.

- Stunning First Floor Apartment
- Packed With Original Features
- Four Bedrooms
- Three Reception Rooms
- Kitchen
- Family Bathroom And En Suite
- WC
- Balcony
- Snug Area
- 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<sup>1)</sup>  
229.4 m<sup>2</sup>  
Balconies and terraces  
17 m<sup>2</sup>  
Reduced headroom  
7.6 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.

GIRAFPE360



Energy Efficiency Rating

	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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