



## 32 Carlton Road, Wallasey, CH45 5BT Offers In The Region Of £185,000



Carlton Road in the charming area of Wallasey, this beautifully maintained end terrace house presents an ideal opportunity for families and first-time buyers alike. With two inviting reception rooms, this home offers ample space for relaxation and entertaining. The property boasts two well-proportioned bedrooms, providing comfortable living quarters for all.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a delight. The bathroom has also been tastefully updated, ensuring a fresh and stylish space for your daily routines.

One of the highlights of this property is its proximity to the picturesque New Brighton promenade, perfect for leisurely strolls along the coast or enjoying the local amenities. The rear yard offers a private outdoor space, ideal for summer barbecues or simply unwinding after a long day.

This delightful family home is a must-view for anyone seeking a blend of modern living and coastal charm. Don't miss the chance to make this lovely property your own.

- Two Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- Viewing Essential!
- 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

Approximate total area<sup>(1)</sup>  
80 m<sup>2</sup>



Floor 1

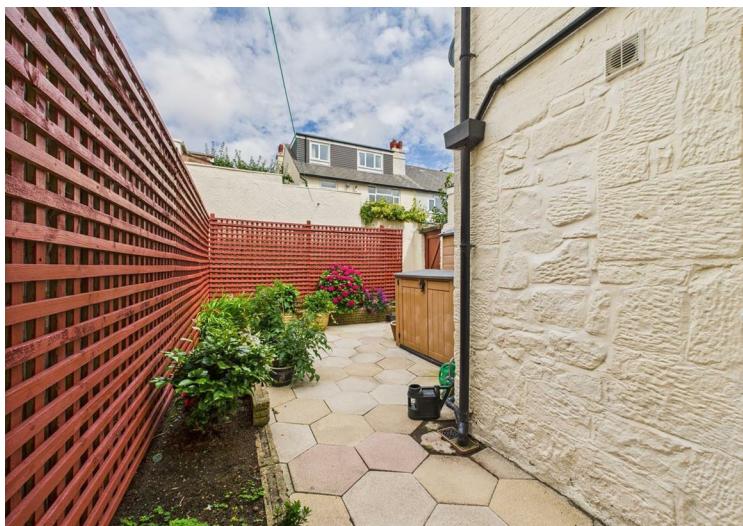
(1) Excluding balconies and terraces

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

GIRAFFE 360



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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