



## 41 Mockbeggar Drive, Wallasey, CH45 3NN Offers In The Region Of £385,000

 3  2  2  D

Mockbeggar Drive, Wallasey, this well-presented terraced house offers comfortable modern living with three good-sized bedrooms, making it ideal for families or anyone looking for extra space. The property features two reception rooms, along with a modern kitchen and bathroom designed for practical everyday living.

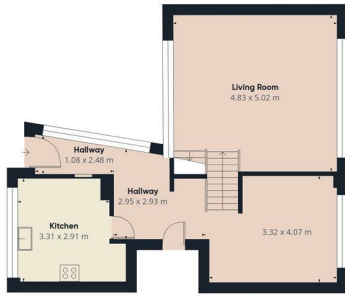
The house also benefits from sea views, a downstairs WC, and a well-maintained garden that's perfect for relaxing or entertaining. A driveway provides off-road parking for up to three vehicles, while the large garage offers useful additional storage space.

Situated in a popular area of Wallasey, the property combines generous living space with convenient amenities and outdoor space, making it a great option for a range of buyers.

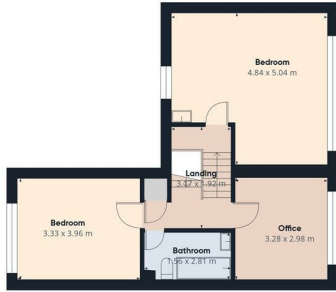
- Three Bedrooms
- Mid Terrace Property
- Modern Kitchen
- Bathroom
- Downstairs WC
- Beautiful Views
- Off Road Parking
- Large Garage
- Sought After Location
- EPC Rating D

### Viewing

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



Floor 0



Floor 1

Approximate total area\*  
114.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



**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		
	62	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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