



44 Urmson Road, Wallasey, CH45 7LG Offers In The Region Of £135,000

 2  1  1  D

Urmson Road in the charming area of Wallasey, this delightful terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property features two well-proportioned bedrooms, making it ideal for small families or couples looking for extra space.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The family kitchen is designed with practicality in mind, providing ample space for meal preparation and dining.

The bathroom is thoughtfully appointed, ensuring that all your daily needs are met with ease. Additionally, the property boasts a rear yard, which offers a private outdoor space for enjoying the fresh air or hosting summer gatherings.

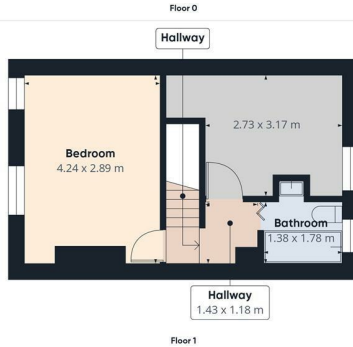
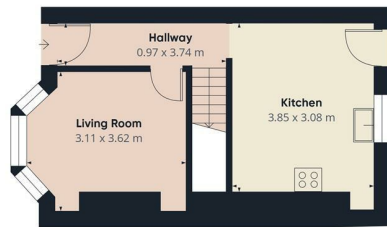
For those with vehicles, off-road parking is available for one car, adding to the convenience of this lovely home.

Overall, this mid-terrace property combines comfort, functionality, and a prime location, making it a wonderful choice for anyone looking to settle in Wallasey. Don't miss the chance to make this charming house your new home.

- Two Bedrooms
- Mid Terrace Property
- One Reception Room
- Kitchen
- Bathroom
- Off Road Parking
- Rear Yard
- Double Glazing
- Gas Central Heating
- 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*
53.6 m²

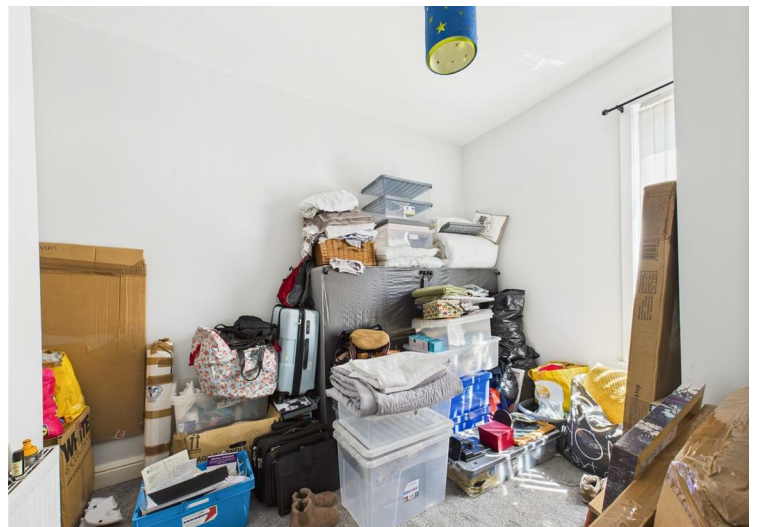
(1) Excluding balconies and terraces.

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.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. sales@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk/>