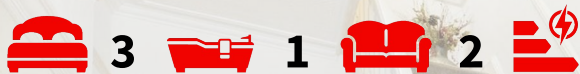




## 14 Hothfield Road, Wallasey, CH44 9AL Offers In The Region Of £145,000



Nestled on the charming Hothfield Road in Wallasey, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With a warm and inviting atmosphere, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a bright and airy environment that enhances the overall appeal of the home. The single bathroom is conveniently located, ensuring ease of access for all residents.

The terraced design of the property not only offers a sense of community but also allows for a low-maintenance lifestyle, making it an ideal choice for those seeking comfort without the burden of extensive upkeep. The surrounding area is known for its friendly neighbourhood vibe, with local amenities, schools, and parks just a short distance away.

This property on Hothfield Road is a wonderful blend of practicality and charm, making it a perfect place to call home. Whether you are looking to settle down or invest in a promising location, this house is sure to meet your needs. Do not miss the chance to view this lovely home and envision your future in Wallasey.

- Three Bedrooms
- Mid Terrace Property
- Two Bedrooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- 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





Approximate total area\*  
80 m<sup>2</sup>  
Reduced headroom  
0.6 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.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Vary 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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