



79a Mill Lane, Wallasey, CH44 5UB Offers In The Region Of £155,000

Mill Lane in the charming area of Wallasey, this unique property presents an excellent opportunity for both residential and commercial living. The flat, situated above a commercial unit, offers a blend of convenience and comfort, making it an ideal choice for those seeking a vibrant lifestyle.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a bathroom, ensuring all essential amenities are readily available.

Living above a commercial unit means you will have easy access to local shops and services, enhancing your day-to-day convenience. Wallasey is known for its friendly community and picturesque surroundings, making it a delightful place to call home.

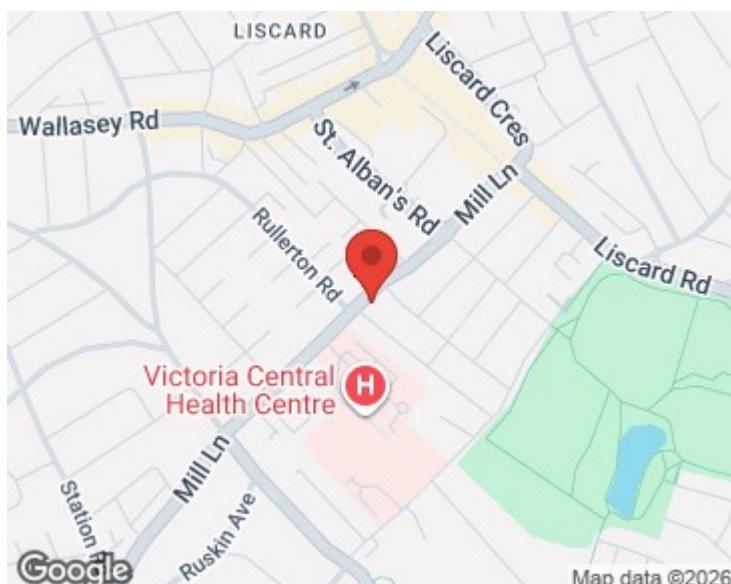
This property is perfect for individuals or small families looking for a comfortable living space with the added benefit of commercial opportunities below. With its prime location and practical layout, this flat is a rare find in the market. Don't miss the chance to make this property your own and enjoy all that Wallasey has to offer.

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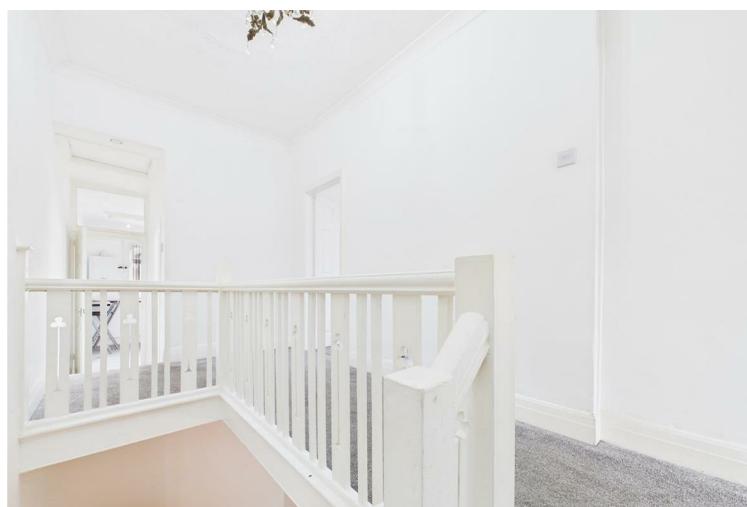
- Two Bedrooms
- Kitchen
- Gas Central Heating
- First Floor Flat
- Bathroom
- Sought After Location

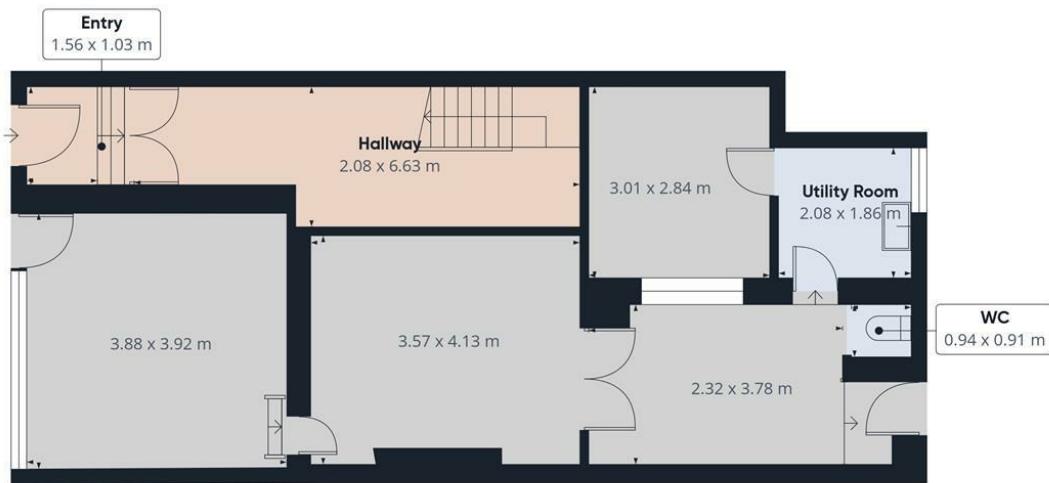
- Large Reception Room
- Double Glazing
- EPC Rating C



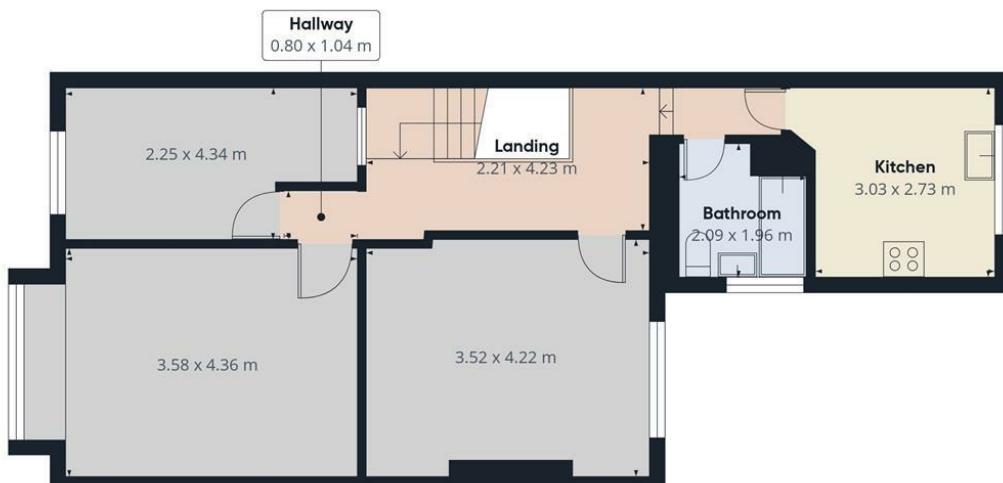
Directions

T. 0151 638 6313





Floor 0



Floor 1

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

GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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