



## 28 Edinburgh Road, Wallasey, CH45 4LR Offers In The Region Of £160,000



Nestled on the charming Edinburgh Road in Wallasey, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property offers ample space for family living and personal retreats.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge, a formal dining area, or a playroom for the children.

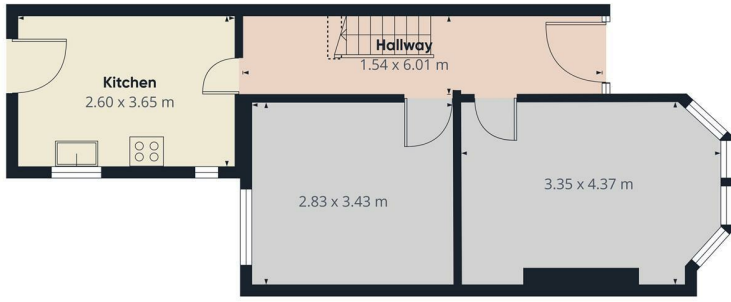
The property also boasts a well-appointed bathroom, ensuring convenience for the entire family. The layout of the home promotes a sense of flow and connectivity, making it easy to enjoy both communal and private moments.

Situated in a friendly neighbourhood, this family home is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. With its appealing features and prime location, this semi-detached house on Edinburgh Road is a wonderful opportunity for anyone looking to create lasting memories in a welcoming environment.

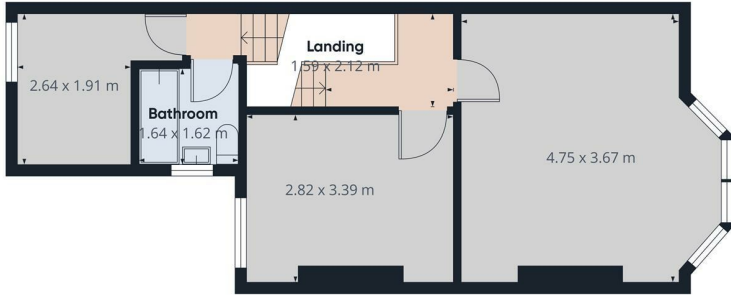
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Large Family Kitchen
- Family Bathroom
- Gas Central
- Double Glazing
- Rear Yard
- Sought After Location
- EPC Rating TBC

### Viewing

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



Floor 0



Floor 1

Approximate total area\*\*  
80.9 m<sup>2</sup>  
Reduced headroom  
0.2 m<sup>2</sup>

(†) 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.

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			
<b>England &amp; Wales</b>		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/>