



17 Rowson Street, Wallasey, CH45 5AR

Price £150,000



This delightful mid-terrace house on Rowson Street offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout of the ground floor promotes a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The property features a bathroom, ensuring that daily routines are both practical and comfortable. The bedrooms are generously sized, allowing for personalisation and the creation of tranquil retreats.

Located in Wallasey, this home benefits from a friendly community and is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those commuting to nearby cities.

- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Family Kitchen
- Family Bathroom
- Rear Garden
- Double Glazing
- Gas Central Heating
- Viewing Essential!
- EPC Rating C

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*
125.3 m²
Reduced headroom
1.2 m²

(1) Excluding balconies and terraces.

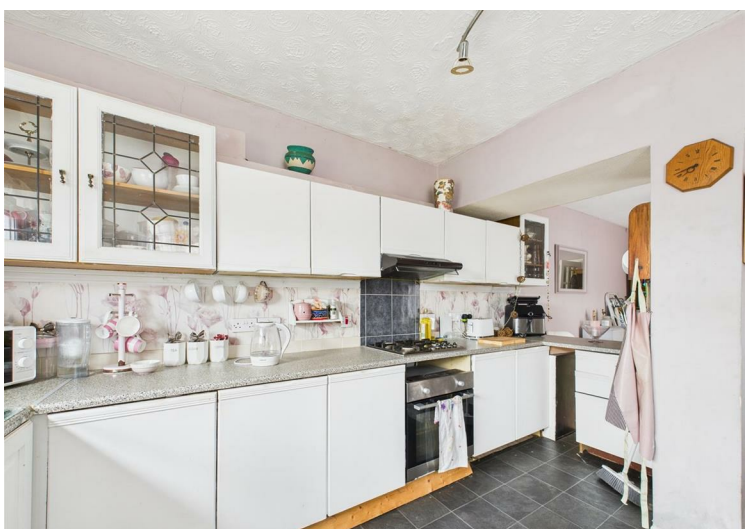
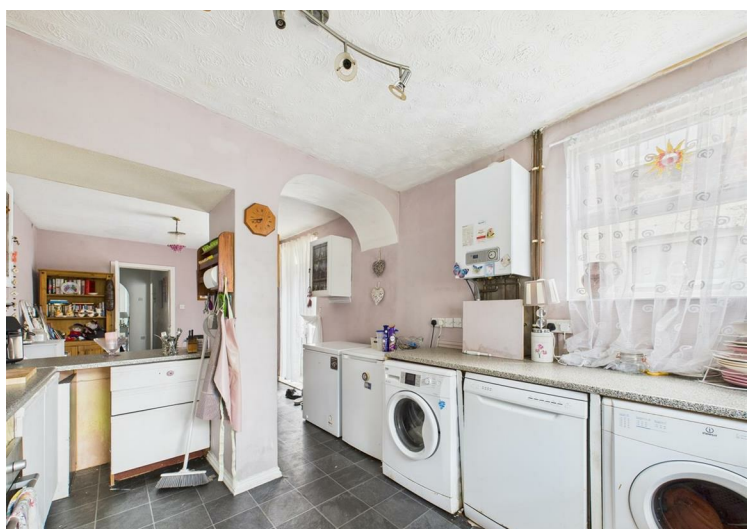
Reduced headroom
Below 1.5 m

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
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.

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