



## 4 Comely Bank Road, Wallasey, CH44 0DP Offers In The Region Of £120,000



This terraced house presents a wonderful opportunity for those looking to create their dream home. With four spacious bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. The two reception rooms offer versatile living areas, ideal for entertaining or relaxing with loved ones.

While the house is in need of refurbishment, this allows for the new owner to personalise the space to their taste and style. The potential to transform this property into a modern haven is immense, making it an exciting project for the right buyer.

A viewing is recommended!

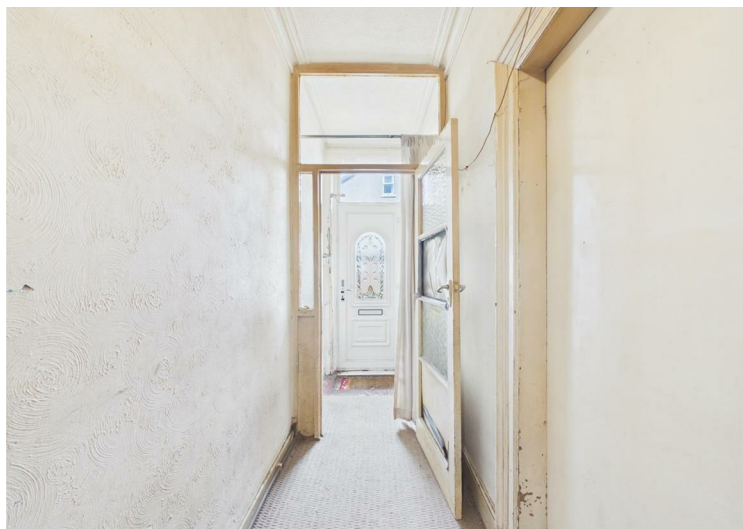
- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- In Need Of Refurbishment
- EPC Rating TBC

### Viewing

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



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			
<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.

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