



## 240C Wallasey Village, Wallasey, CH45 3LP Offers In The Region Of £465,000

 3  2  1  B

As you enter this beautiful Bungalow, you are greeted by a large spacious entrance hall leading to a open plan kitchen and living area, designed to create a warm and inviting atmosphere. This space is perfect for entertaining or simply enjoying quality time with loved ones. The utility room adds practicality, making daily chores a breeze. Three spacious bedrooms, offering access to the lawned garden and a ensuite of the master.

Step outside to discover a beautiful rear garden, a true highlight of this property. It features a detached gym room, perfect for those who value fitness and well-being, as well as a hot tub room, providing a luxurious space to unwind after a long day.

This bungalow not only offers a comfortable living space but also a lifestyle filled with relaxation and enjoyment. With its desirable location in Wallasey Village, you will find yourself close to local amenities, parks, and excellent transport links. This property is a rare find and is sure to attract those looking for a serene yet vibrant community. Don't miss the opportunity to make this delightful bungalow your new home.

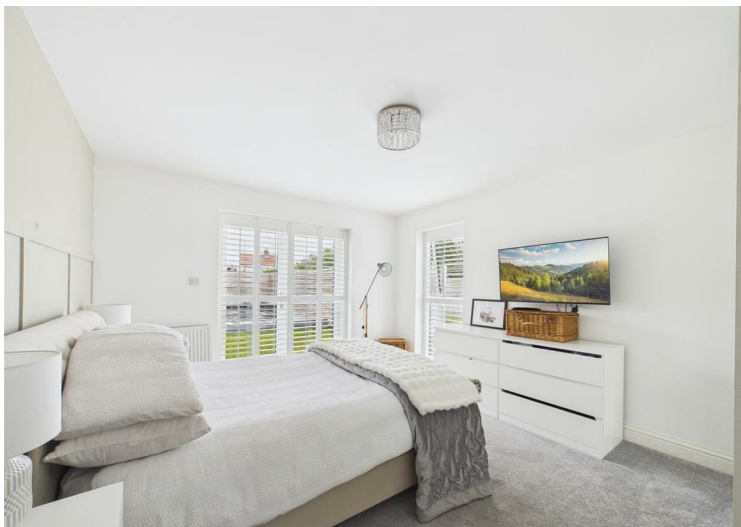
- Stunning Three Bedroom Bungalow
- Large Open Plan Kitchen And Living Area
- Family Bathroom
- En Suite
- Utility Room
- Beautiful Large Rear Garden
- Detached Garden Room
- Bar Area
- Sought After Location
- EPC Rating B

### 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
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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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