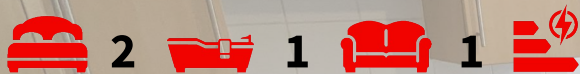




## 2a St. Lucia Road, Wallasey, CH44 8BW £550 Per Calendar Month



Set over two floors is this good sized maisonette property situated close to the promenade. To the ground floor you will find one reception room large kitchen with dining area and access to the rear. To the first floor you will find two double bedrooms and a bathroom. The property also benefits from gas central heating and double glazing. Viewing essential EPC Rating TBC

- Two Bedrooms
- Maisonette
- One Reception Room
- Rear Yard
- Bathroom
- Kitchen
- Gas Central Heating
- Double Glazing
- 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.