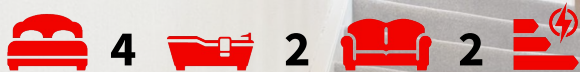




80 Vaughan Road, Wallasey, CH45 1LP Offers In The Region Of £350,000



Set in the highly sought-after residential area of New Brighton, this impressive semi-detached house on Vaughan Road offers an ideal family home just a stone's throw from the picturesque promenade. With four spacious bedrooms, this property provides ample room for a growing family or those who enjoy hosting guests.

The ground floor features two inviting reception rooms, perfect for both relaxation and entertaining. The layout is designed for modern living, with a convenient downstairs WC adding to the practicality of the home. The well-appointed kitchen leads out to a delightful rear garden, which not only offers a serene outdoor space for family gatherings but also includes a gate that provides direct access to the beautiful Vale Park, enhancing your outdoor lifestyle.

The property boasts a family bathroom and downstairs WC, ensuring that morning routines run smoothly for everyone in the household. The combination of space, comfort, and location makes this home a rare find in a vibrant community.

Whether you are looking to enjoy leisurely walks along the promenade or the convenience of local amenities, this large family home is perfectly positioned to offer the best of both worlds. Do not miss the opportunity to make this charming residence your own.

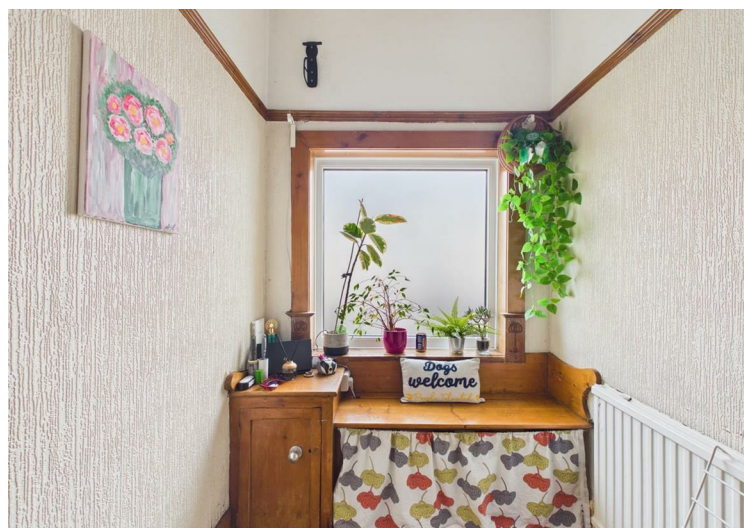
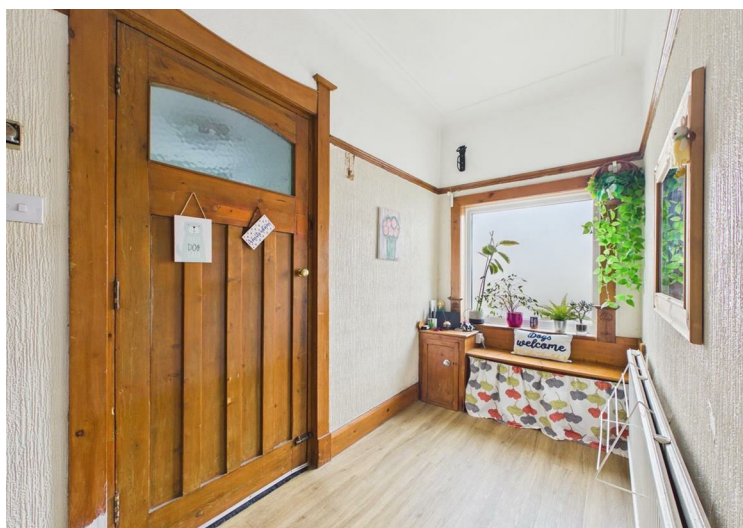
- Four Bedrooms- No Chain
- Semi Detached Family Home
- Two Reception Rooms
- Large Family Kitchen
- Utility Room
- Family Bathroom
- Downstairs WC
- Rear Garden With Gate To Vale Park
- Off Road Parking
- EPC Rating C

Viewing

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



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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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