



25 Kinross Road, Wallasey, CH45 8LJ Offers In The Region Of £370,000



Nestled in the desirable area of Kinross Road, Wallasey, this splendid detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The large through reception room provides an inviting space for both relaxation and entertaining, while the charming summer room extends your living area, allowing you to enjoy the beauty of the outdoors from the comfort of your home.

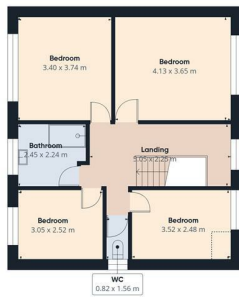
The property boasts a well-appointed bathroom and downstairs WC ensuring convenience for all residents. The expansive rear garden is a true highlight, offering ample space for outdoor activities, gardening, or simply unwinding in a tranquil setting. Additionally, the off-road parking accommodates up to two vehicles, providing ease and security for your transportation needs.

Situated in a sought-after location, this home is close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This delightful property combines modern living with a touch of elegance, making it a must-see for anyone in search of their next home.

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- Four Bedrooms
 - Detached Family Home
 - Large Reception Room
 - Sun Room
 - Kitchen
 - Bathroom
 - Large Rear Garden
 - Off Road Parking
 - Sought After Location
 - 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



Approximate total area*
138.6 m²
Reduced headroom
0.6 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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