

## 18 Deveraux Drive, Poulton, CH44 4DJ

### Asking Price £150,000



Located in Deveraux Drive in Wallasey, this delightful four-bedroom mid-terrace family home offers comfort and practicality. With ample space for family living, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The well-appointed kitchen, complete with a utility room, provides a functional area for culinary pursuits and everyday chores. The layout is designed to cater to the needs of a modern family, ensuring that everyone has their own space while still enjoying the warmth of a shared home.

The property also boasts a rear yard, offering a private outdoor space for children to play or for hosting summer gatherings. The family bathroom is conveniently located, serving the needs of the household with ease.

- Four Bedrooms
- Mid Terrace Family Home
- Two Reception Rooms
- Kitchen
- Utility Room
- Rear Yard
- Family Bathroom
- Sought After Location
- Viewing Essential!
- EPC Rating EPC

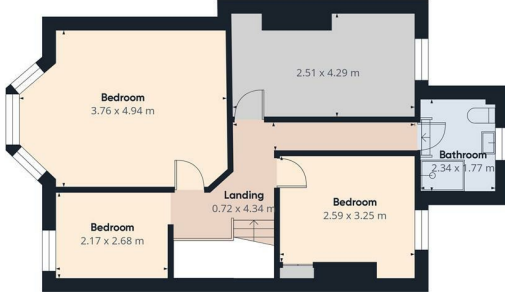
### Viewing

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





Floor 0



Floor 1

Approximate total area\*  
110.76 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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