



## 47 Broadway Avenue, Wallasey, CH45 6TB Offers In The Region Of £465,000



Nestled on the charming Broadway Avenue in Wallasey, this delightful semi-detached house offers a perfect blend of comfort and style. With five spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two well-appointed bathrooms and downstairs WC ensure convenience for all residents, making morning routines a breeze. The house is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

Situated in a desirable area, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are looking to settle down or invest in a property with great potential, this semi-detached house on Broadway Avenue is a wonderful opportunity not to be missed.

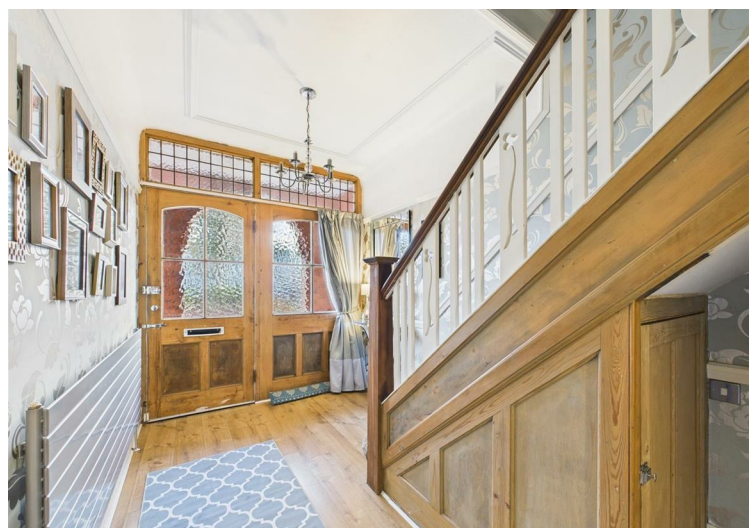
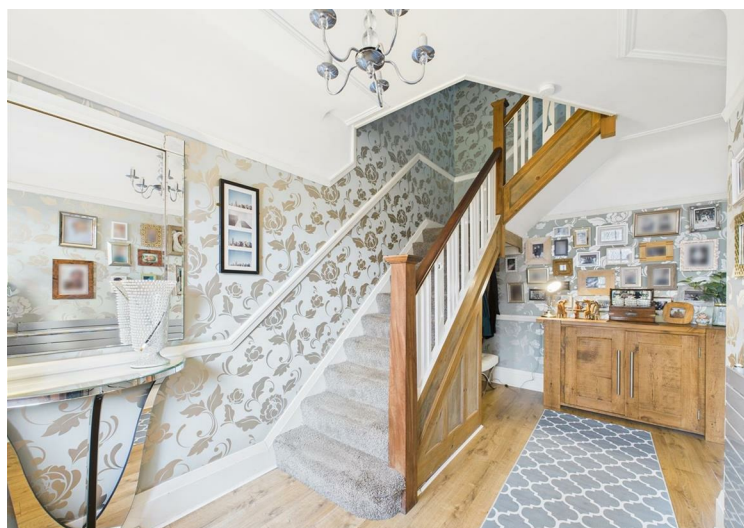
- Five Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Downstairs WC
- Two Bathrooms
- Modern Kitchen
- Large Rear Garden
- Off Road Parking
- Gas Central Heating And Double Glazing
- EPC Rating TBC

### 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) <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 |         |                         |
| 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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