



## 4 Sutton Road, Wallasey, CH45 5BD

### Price £155,000



Nestled on the charming Sutton Road in Wallasey, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The inviting living areas are perfect for family gatherings or quiet evenings in.

The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. Each room is designed to maximise comfort and can easily accommodate personal touches to make it your own.

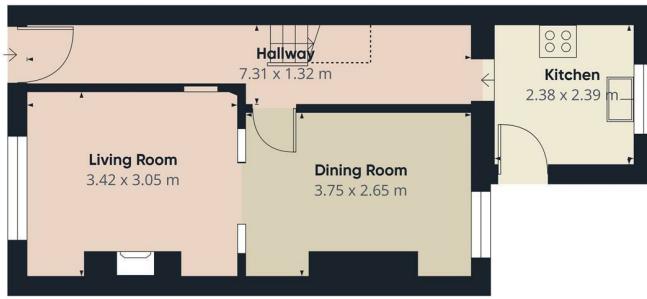
The property's location on Sutton Road is particularly appealing, as it offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area boasts a friendly community atmosphere, perfect for those looking to settle down in a welcoming neighbourhood.

This mid-terrace house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful blend of space, comfort, and convenience. Do not miss the chance to view this charming residence and envision the possibilities it holds for you and your family.

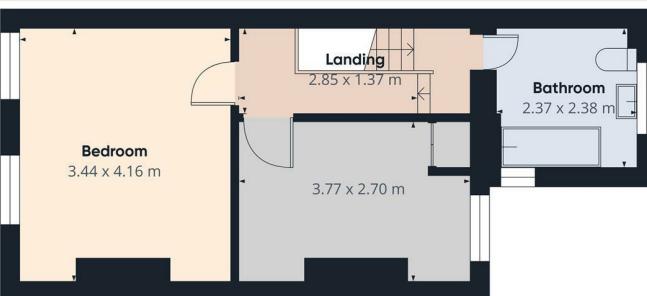
- Two Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- Viewing Essential!
- EPC Rating F

#### 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<sup>(1)</sup>

66.3 m<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>

(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.

GIRAFFE 360



Map data ©2025 Google

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	



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