



49 Leasowe Road, Wallasey, CH45 8NY Offers In The Region Of £250,000

Leasowe Road, Wallasey - a sought-after location for this charming commercial property with an apartment above! This property offers a unique opportunity with two cosy bedrooms, perfect for those looking to live above their workplace or for savvy investors seeking a dual-purpose space.

Situated in a prime spot, this property is conveniently close to local transport links, making it easily accessible for both customers and residents. The rear yard adds a touch of outdoor space, ideal for a breath of fresh air or a spot of relaxation in the bustling surroundings.

Don't miss out on the chance to own this versatile property that combines work and living spaces in one of Wallasey's most desirable areas. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer!

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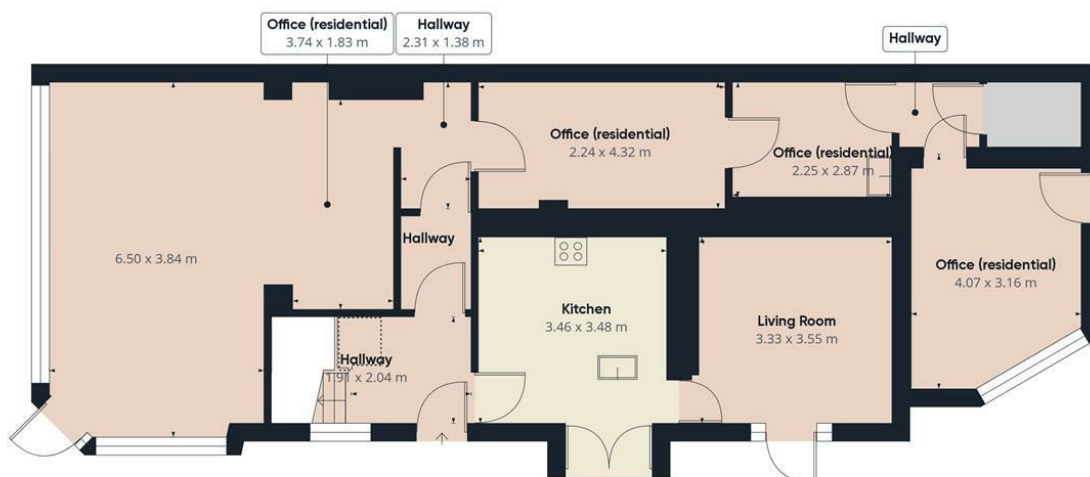
- Commercial Unit With Flat Above
- Bathroom
- Double Glazing
- EPC Rating TBC
- Two Bedrooms
- Rear Yard
- Sought After Location
- Kitchen
- Gas Central Heating
- Viewing Essential!



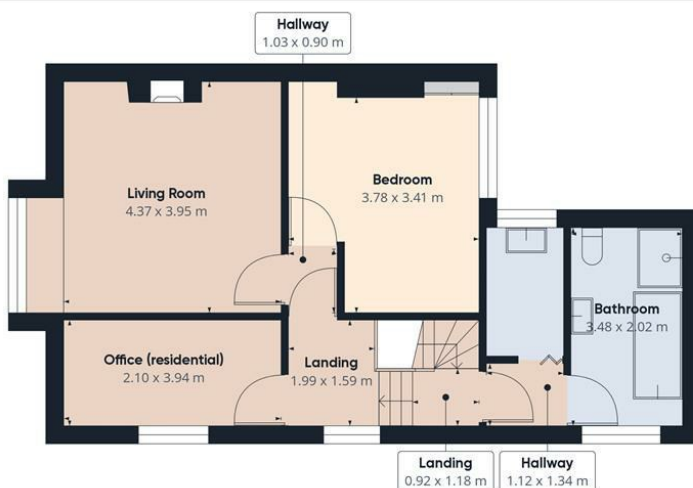
Directions

T. 0151 638 6313





Floor 0



Floor 1

Approximate total area⁽¹⁾
157.29 m²
Reduced headroom
0.73 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

GIRAFFE360

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.