



## 12 Edinburgh Road, Wallasey, CH45 4LR Offers In The Region Of £185,000



A well presented four-bedroom semi-detached property located on Edinburgh Road in the lovely area of Wallasey. This delightful home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

With four bedrooms, there is plenty of room for everyone in the family to have their own space. The property also features a well-appointed bathroom, ensuring convenience for all residents.

The kitchen is a focal point of this home, providing a space where you can unleash your culinary skills and create delicious meals for your loved ones. Additionally, the rear yard offers a private outdoor area where you can enjoy some fresh air and perhaps even cultivate a small garden.

This property is ideal for those seeking a comfortable and spacious home in a convenient location. Don't miss out on the opportunity to make this charming semi-detached house your own!

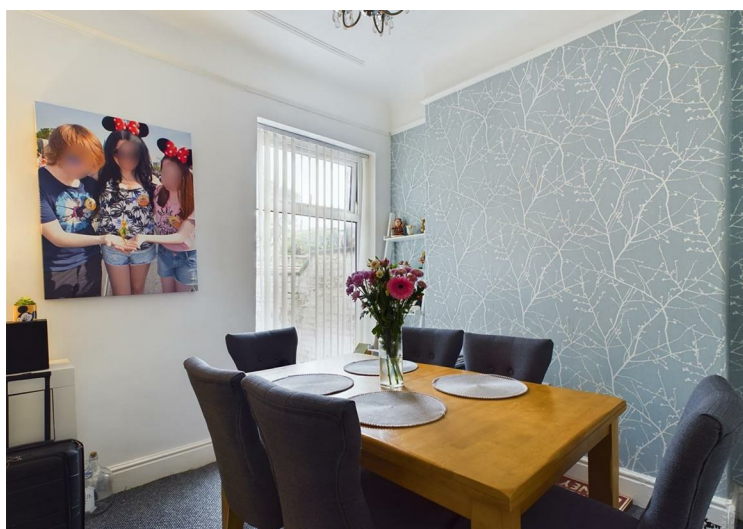
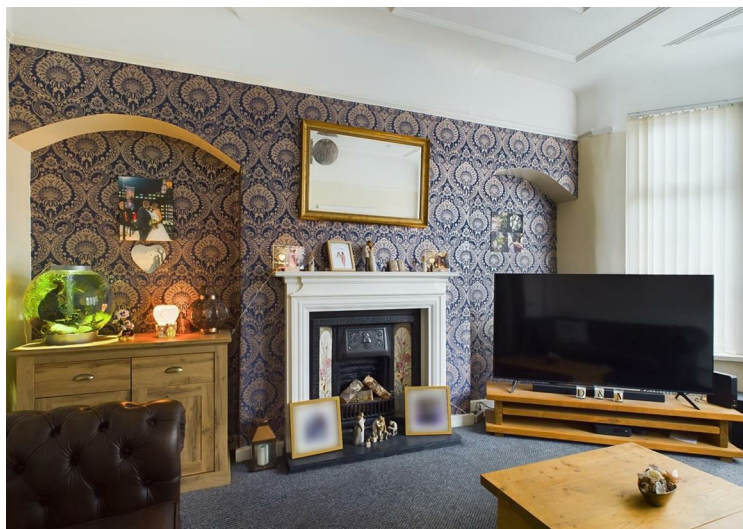
- Four Bedrooms
- Semi Detached House
- Two Reception Rooms
- Modern Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- EPC Rating F

### Viewing

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



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			
<b>England &amp; Wales</b>		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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>