





## 16 Westminster Road, Wallasey, CH44 1AP Price £95,000

 3  1  2  D

A superb investment and development opportunity is offered without chain. Planned over two floors is this three bedroom flat within a Victorian detached property. Once on the first floor you have a large lounge with open plan dining area that was previously a bedroom. This spacious room has original features within and high ceilings. The kitchen is separate and a good size. To the rear of the property is the large double bedroom and bathroom area. On the top floor is a further large bedroom. Ideally this home would be a project for someone who wants to make this unique. It has heaps of potential and deserves any early viewing.

- Investment Opportunity
- Victorian Property
- Three/Four Bedrooms
- First Floor Flat
- Over Two Floors
- EPC 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>		72
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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.

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