



## 5 Hillside Road, Wallasey, CH44 2DZ

### Asking Price £230,000

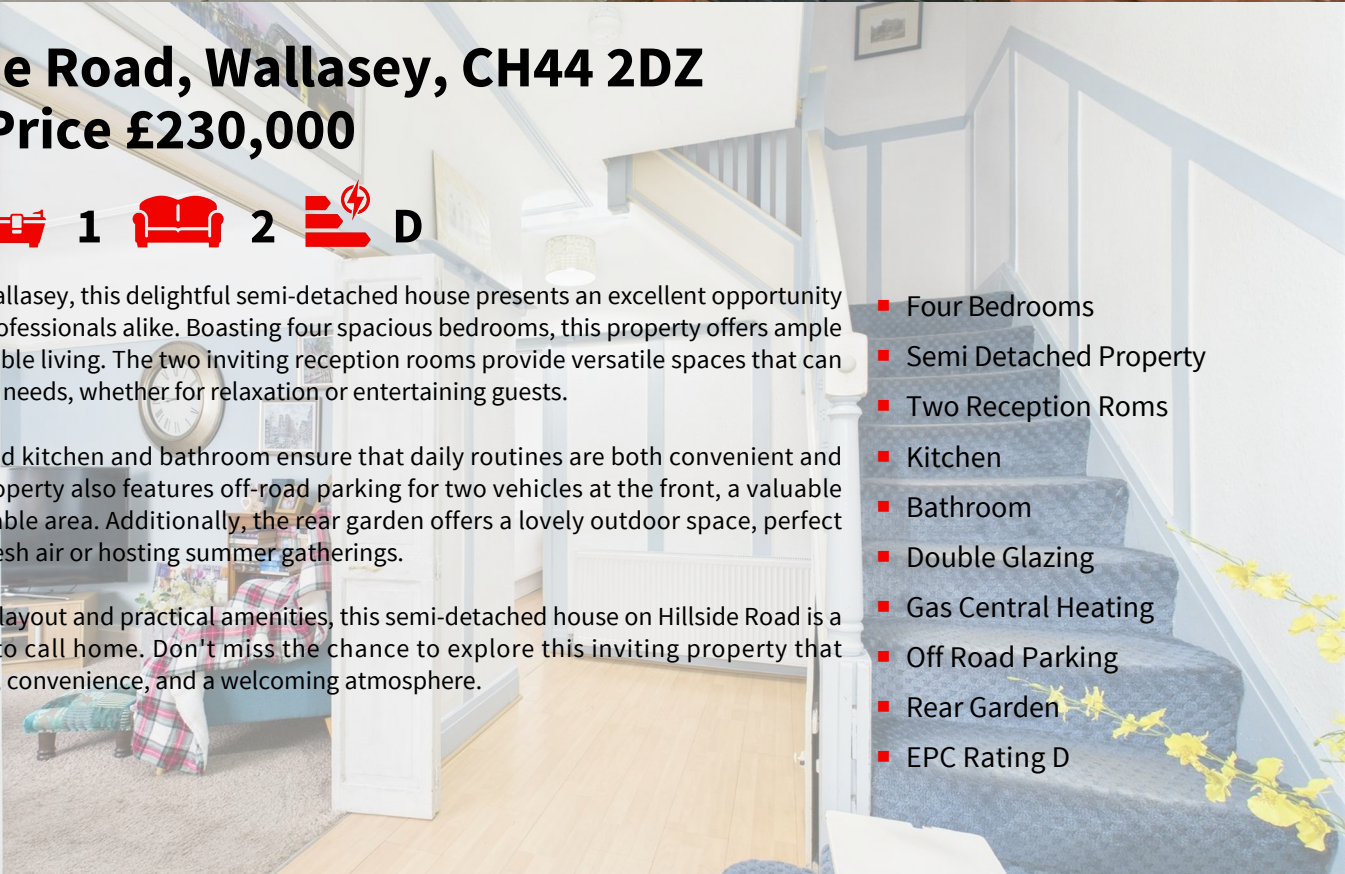


Hillside Road in Wallasey, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The two inviting reception rooms provide versatile spaces that can be tailored to your needs, whether for relaxation or entertaining guests.

The well-appointed kitchen and bathroom ensure that daily routines are both convenient and enjoyable. The property also features off-road parking for two vehicles at the front, a valuable asset in this desirable area. Additionally, the rear garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

With its appealing layout and practical amenities, this semi-detached house on Hillside Road is a wonderful place to call home. Don't miss the chance to explore this inviting property that combines comfort, convenience, and a welcoming atmosphere.

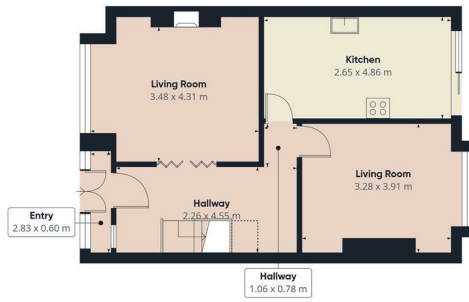
- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Rear Garden
- EPC Rating D



### Viewing

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





Approximate total area\*  
103.7 m<sup>2</sup>  
Reduced headroom  
0.5 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.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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