



## 5 Hothfield Road, Wallasey, CH44 9AL Offers In The Region Of £135,000



This mid-terrace house presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests.

The house features a single bathroom, which, while functional, is in need of some modernisation. This presents a fantastic chance for the new owner to personalise the space and add their own touch, transforming it into a contemporary sanctuary that reflects their style.

The location of this property is another highlight, as Wallasey is known for its friendly community and convenient amenities. Residents can enjoy easy access to local shops, schools, and parks, making it a desirable area for families and professionals alike.

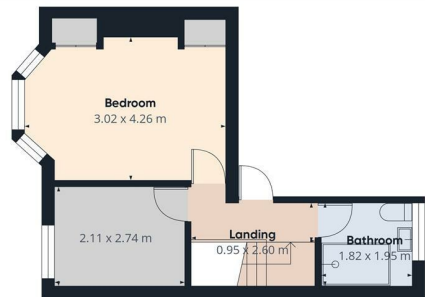
In summary, this mid-terrace house on Hothfield Road is a promising project for anyone looking to invest in a property with potential. With a little vision and effort, this home can be transformed into a stunning residence that meets all your needs. Don't miss out on the chance to make this house your own.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Yard
- Sought After Location
- EPC Rating TBC

### 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\*  
65.9 m<sup>2</sup>

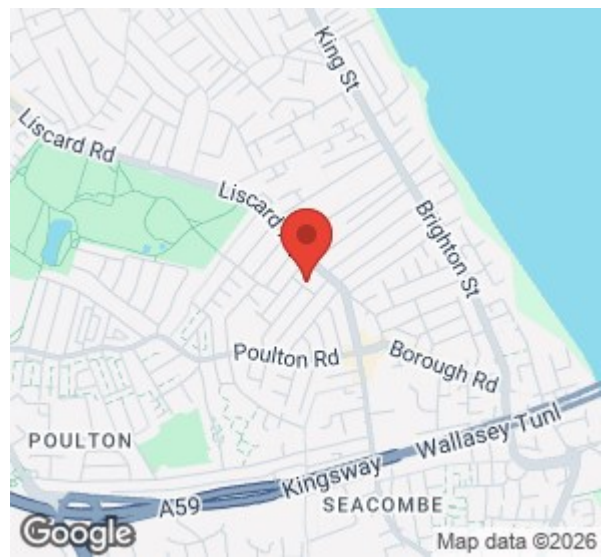
Reduced headroom  
0.4 m<sup>2</sup>

(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>		
(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/>