



## 11 Daresbury Road, Wallasey, CH44 5RJ Offers In The Region Of £205,000

 3  1  2  D

Daresbury Road in the area of Wallasey, this semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-appointed bathroom, ensuring convenience for all residents. The rear garden is a lovely addition, offering a private outdoor space perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

Situated close to local shops and excellent transport links, this home is ideally located for those who appreciate easy access to amenities and commuting options. The vibrant community of Wallasey is known for its friendly atmosphere and convenient facilities, making it a desirable place to live.

Viewing this property is essential to fully appreciate its charm and potential. Whether you are looking to settle down or invest, this semi-detached house on Daresbury Road is a wonderful choice that combines comfort, convenience, and a welcoming environment. Don't miss the chance to make this lovely house your new home.

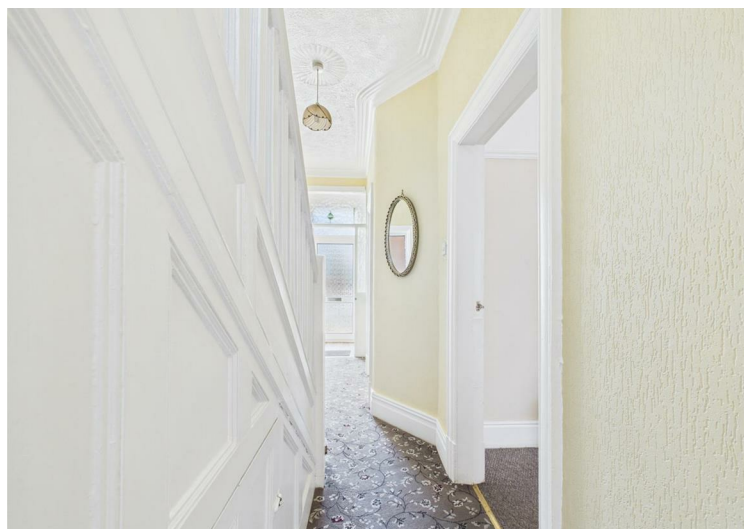
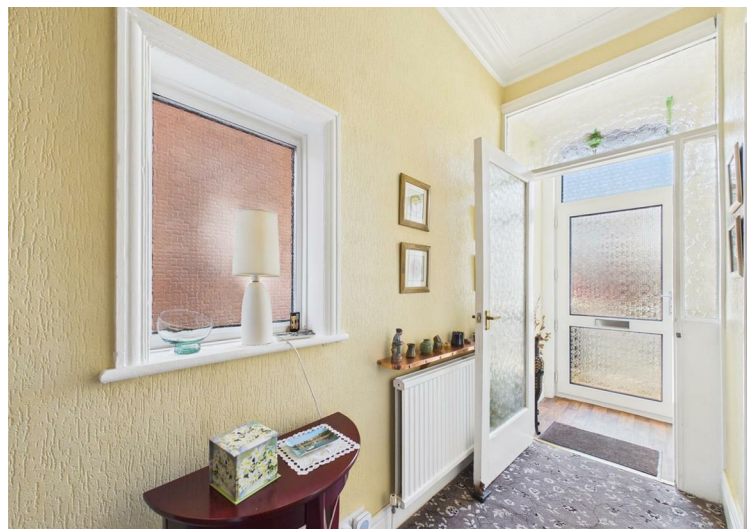
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Double Glazing
- Gas Central Heating
- Viewing Essential!
- EPC Rating TBC

### Viewing

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



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>80</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>64</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 |         |                         |
| 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.

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