



## 3 Wyndham Road, Wallasey, CH45 8NP Offers In The Region Of £220,000



Wyndham Road in Wallasey, this delightful mid terrace house offers a perfect blend of comfort and space, ideal for families or those seeking a serene retreat. With four well-proportioned bedrooms, this property provides ample room for relaxation and personal space.

The two inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area. The layout of the home promotes a warm and welcoming atmosphere, making it an ideal setting for creating lasting memories.

Wyndham Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and convenience. This home is not just a place to live; it is a place to thrive.

If you are looking for a spacious family home in a desirable location, this property on Wyndham Road is certainly worth considering.

- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- Wallasey Village 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\*  
99.2 m<sup>2</sup>  
Reduced headroom  
1.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

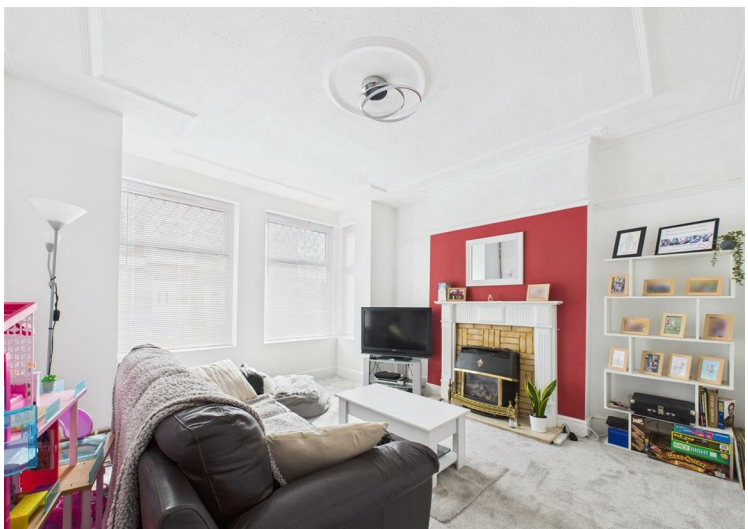
Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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