



## 58 Leasowe Road, Wallasey, CH45 8PB Offers In The Region Of £260,000



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Nestled on the charming Leasowe Road in Wallasey, this delightful mid-terrace house offers a perfect blend of comfort and space for families or those seeking a welcoming home. With four well-proportioned bedrooms, this property provides ample room for relaxation and personal space.

The two inviting reception rooms are ideal 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 house promotes a warm and inviting atmosphere, making it easy to create lasting memories.

The property features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The mid-terrace design not only enhances the character of the home but also fosters a sense of community within the neighbourhood.

Leasowe Road is well-positioned, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those who value convenience. This home presents a wonderful opportunity for anyone looking to settle in a friendly area with a strong sense of community.

- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Dining Area
- Modern Kitchen
- Rear Garden
- Bathroom
- Double Glazing
- 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)	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			
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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