



## 4 Hilbre Avenue, Wallasey, CH44 5RR Offers In The Region Of £210,000



Nestled in the charming area of Hilbre Avenue, Wallasey, this delightful semi-detached house offers a perfect blend of comfort and style. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned living spaces provide ample room for family gatherings or quiet evenings at home.

The house boasts three inviting bedrooms, each designed to create a peaceful retreat for rest and relaxation. The layout is thoughtfully arranged to ensure privacy and comfort for all family members. Additionally, the property features two modern bathrooms, providing convenience and ease for busy mornings or unwinding after a long day.

The location on Hilbre Avenue is particularly appealing, offering a friendly neighbourhood atmosphere while being conveniently close to local amenities, schools, and parks. This makes it an excellent choice for families or anyone seeking a vibrant community.

In summary, this semi-detached house on Hilbre Avenue is a wonderful opportunity for those looking for a spacious and well-appointed home in Wallasey. With its generous living areas, comfortable bedrooms, and modern bathrooms, it is sure to meet the needs of a variety of buyers. Do not miss the chance to make this lovely property your new home.

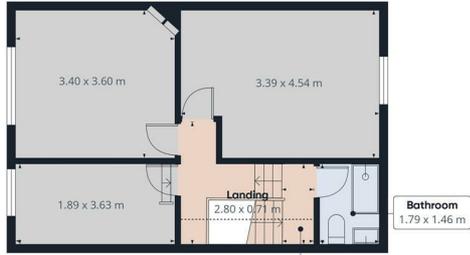
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Yard
- Cul De Sac Location
- EPC Rating TBC

### Viewing

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



Floor 0



Floor 1



Approximate total area\*  
91.9 m<sup>2</sup>  
Reduced headroom  
1.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

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

GIRAFTE360



**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/>