



197 Mount Pleasant Road, Wallasey, CH45 5HS Offers In The Region Of £375,000



A simply stunning property that exudes class and character, finished to an exceptional standard throughout.

Upon entering, you are welcomed by a beautiful vestibule with ornate tiled flooring, leading to a charming hallway with light-stained stripped wooden floors and a quirky under-stairs seating nook.

The grand front reception room boasts an ornate high ceiling, large bay window with fitted blinds and feature fireplace, while a second reception room offers a cosy feel, with a log burner set within an ornate tiled surround and doors opening onto the garden.

Blending practicality with traditional charm, the stunning kitchen features tiled splashbacks, wooden flooring and a Belling range cooker. A door leads to a handy utility area with built-in storage and space for a washing machine and tumble dryer.

A downstairs WC adds further convenience, complete with traditional panelling and a wash basin.

Upstairs, four bedrooms provide ample accommodation, three of which are doubles. The master bedroom benefits from stylish fitted wardrobes and an en-suite shower room, while the family bathroom features a traditional bath with an overhead shower and striking blue tiled splashback.

A spacious loft room offers versatile additional space, while outside, a well-designed rear garden provides a lovely outdoor retreat. Off-road parking for two vehicles completes this impressive home.

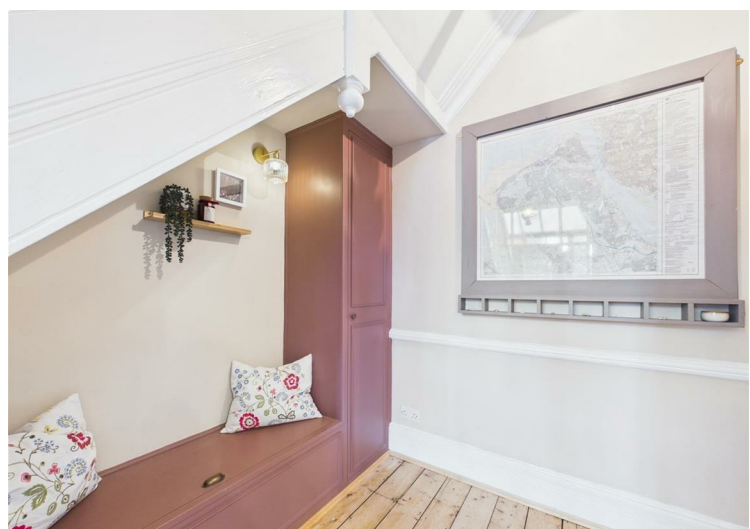
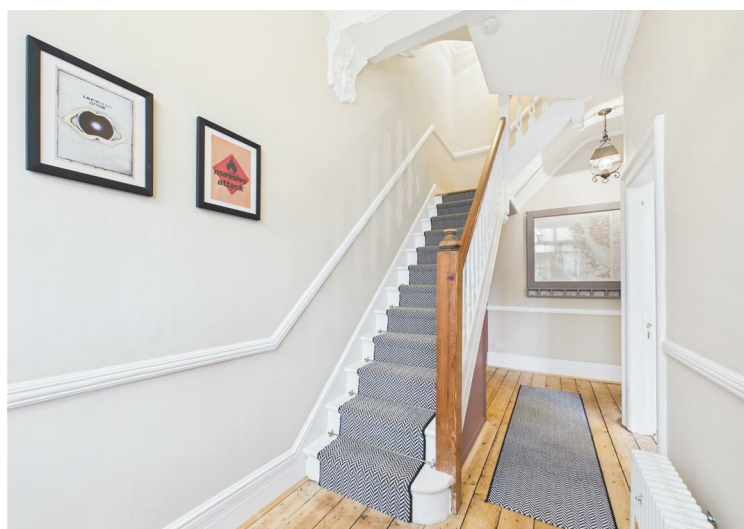
- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Downstairs WC
- Rear Garden
- Utility Room
- Loft Room With Separate Storage Space
- EPC Rating TBC

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



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