



## 63 Green Lane, Wallasey, CH45 8JQ Offers In The Region Of £475,000



Nestled in the heart of Wallasey village, this exquisite detached house on Green Lane offers a perfect blend of modern living and charming surroundings. With four spacious bedrooms and four well-appointed bathrooms, this property is ideal for families seeking comfort and convenience.

Upon entering, you are greeted by three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is designed to provide both privacy and communal space, ensuring that everyone can find their own nook while still enjoying time together.

The stunning rear garden is a true highlight of this property, offering a serene outdoor space for relaxation and recreation. Whether you wish to host summer barbecues or simply unwind with a good book, this garden is sure to impress. Additionally, the property boasts off-road parking for two vehicles.

Living in Wallasey village means you are surrounded by a vibrant community, with local shops, parks, and amenities just a stone's throw away. This location not only provides convenience but also a sense of belonging in a friendly neighbourhood.

- Four Bedrooms
- Detached Property
- Three Reception Rooms
- Family Kitchen
- Beautiful Rear Garden
- Off Road Parking
- Sought After Location
- 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



Floor 0



Floor 1



Approximate total area\*

170.1 m<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

(\*) 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
Vary 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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