



3 Mockbeggar Wharf, Wallasey, CH45 3PS

Asking Price £270,000

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Set in the desirable area of Mockbeggar Wharf, Wallasey, this beautifully presented terraced house offers a perfect blend of comfort and style. With two inviting reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests.

The modern bathroom and downstairs wc ensure convenience for all occupants, while the charming log burner adds a touch of warmth and character to the living space, perfect for cosy evenings in. Outside, the rear garden offers a delightful retreat, ideal for enjoying the fresh air or hosting summer gatherings.

For those with vehicles, the property features off-road parking for two cars, a valuable asset in this sought-after residential area. This home is not just a place to live; it is a sanctuary that combines modern living with the comforts of home. With its prime location and attractive features, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Downstairs WC
- Rear Garden
- Gas Central Heating & Double Glazing
- Of Road Parking
- EPC Rating C

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*
87.1 m²

Reduced headroom
0.2 m²

(1) Excluding balconies and terraces.

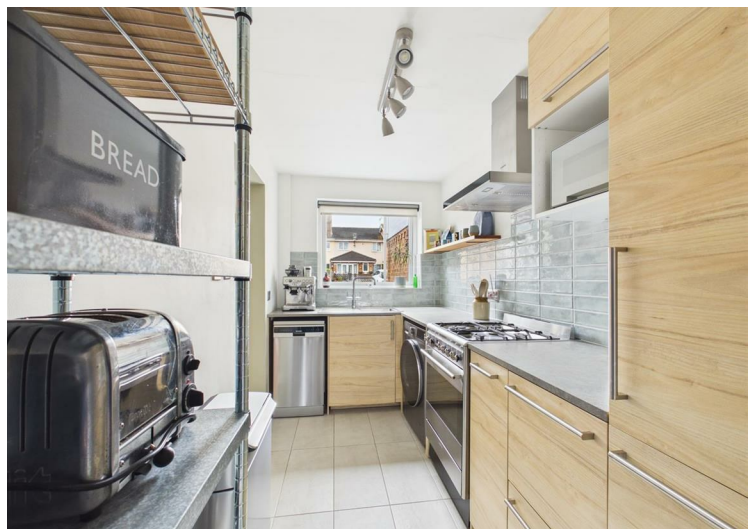
Reduced headroom
Below 1.5 m

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

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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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