



## 3 Smugglers Way, Wallasey, CH45 3QQ

### Price £225,000



Nestled in the charming area of Smugglers Way, Wallasey, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise both comfort and functionality, ensuring that every corner of the home is utilised effectively.

The property features a well-appointed bathroom, providing all the necessary amenities for your daily routines. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

Located in Wallasey, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities a breeze.

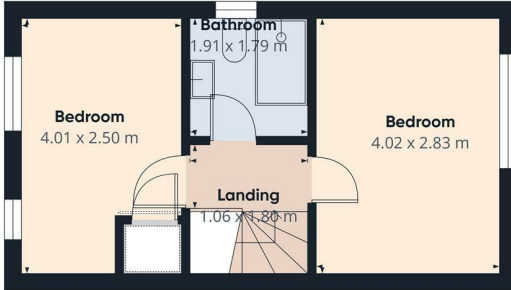
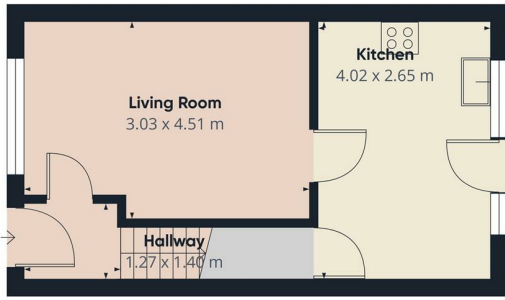
This semi-detached house on Smugglers Way is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. Do not miss the chance to make this charming house your new home.

- Two Bedrooms
- Semi Detached Property
- One Reception Room
- Kitchen
- Shower Room
- 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





Approximate total area<sup>†</sup>  
54.6 m<sup>2</sup>

(†) Excluding balconies and terraces

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               |
| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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