



## 82 Broadway Avenue, Wallasey, CH45 4SF £1,200 Per Calendar Month



Nestled on the charming Broadway Avenue in Wallasey, this delightful semi-detached house is now available to let. Offering a perfect blend of comfort and convenience, this property is ideal for families or professionals seeking a welcoming home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are perfect for accommodating family members or guests, ensuring everyone has their own space. The bathroom is conveniently located, providing essential facilities for daily living.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Garden
- Garage
- Double Glazing
- Gas Central Heating
- 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 |
|---|---|-------------------------|-----------|
| Vary 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |



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