



11 Dorset Road, Wallasey, CH45 5DB Offers In The Region Of £285,000

 3  2  2  D

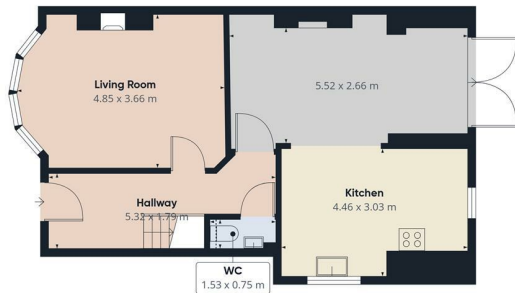
A well presented family home located in a highly sought after residential area. The property comprises of three bedrooms, two reception rooms, modern kitchen, family bathroom, downstairs wc, rear garden and garage. The property also benefits from gas central heating and double glazing.

An early inspection of this property is recommended to appreciate all that is on show!

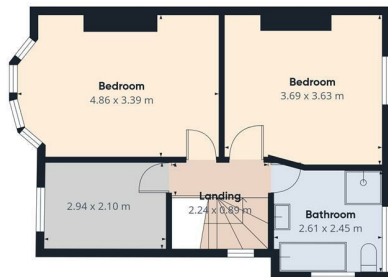
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Downstairs WC
- Rear Garden
- Gas Central Heating And Double Glazing
- Garage
- EPC Rating D

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*

97.1 m²

Reduced headroom

0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

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

GIRAFFE360



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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