



2 Field Road, Wallasey, CH45 5BQ Offers In The Region Of £237,000

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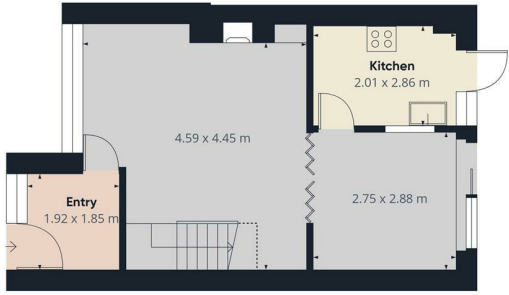
A move in ready property situated in a highly sought after residential area close to New Brighton Promenade. This well presented property comprises of three bedrooms, modern kitchen, modern bathroom and two reception rooms. The property also benefits from gas central heating, double glazing, off road parking to the front aspect of the property and ear garden.

A viewing of this property is highly recommended to fully appreciate all that is on offer!

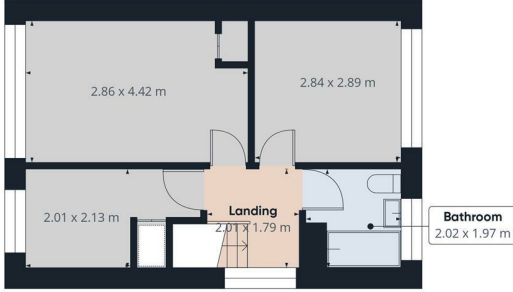
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Rear Garden
- Off Road Parking
- Double Glazing
- Gas Central Heating
- EPC Rating TBC

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Floor 0



Floor 1



Approximate total area*
71.8 m²
Reduced headroom
1.4 m²

(1) 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.

GIRAFFE360



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very 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		
England & Wales	62	
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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