



## 5 Eleanor Road, Wirral, CH46 7SB Offers In The Region Of £230,000



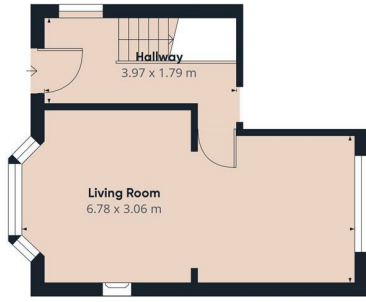
A detached property situated in a quiet residential area and comprising of three bedrooms, two reception rooms, kitchen, bathroom and large rear garden. The property also benefits from has central heating, double glazing and off road parking. Viewing Is must! EPC Rating TBC

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Off Road Parking
- Rear Garden
- Gas Central Heating
- Double Glazing
- 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<sup>(1)</sup>  
60.12 m<sup>2</sup>

(1) Excluding balconies and terraces

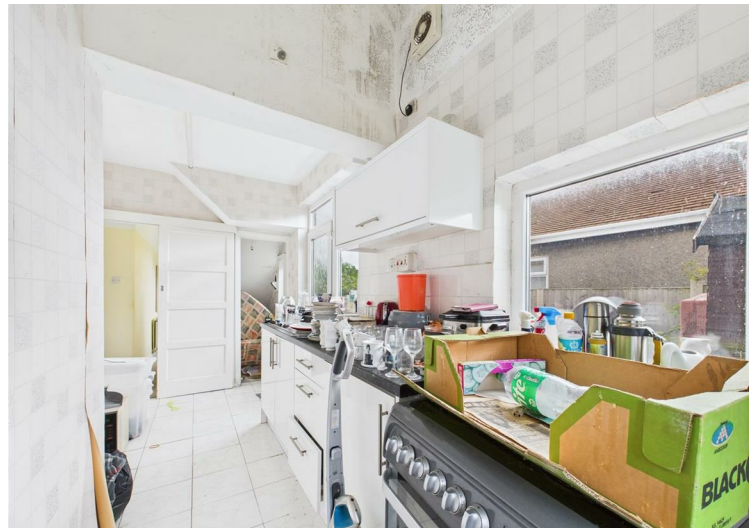
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Vary 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		
<b>England &amp; Wales</b>	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.