



## 6 Greenleas Road, Wallasey, CH45 8LS

### Asking Price £325,000



Located on the desirable Greenleas Road in Wallasey, this charming three-bedroom semi-detached house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The modern kitchen is well-equipped, making it a delightful space for culinary enthusiasts.

The property boasts a well-appointed bathroom, ensuring convenience for families or guests. Outside, you will find a large rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The garden presents a wonderful opportunity for children to play or for adults to unwind in a tranquil setting.

Parking is made easy with space for two vehicles, a valuable feature in this sought-after area. Additionally, the property is situated within the catchment area for Greenleas Primary School, making it an excellent choice for families seeking quality education for their children.

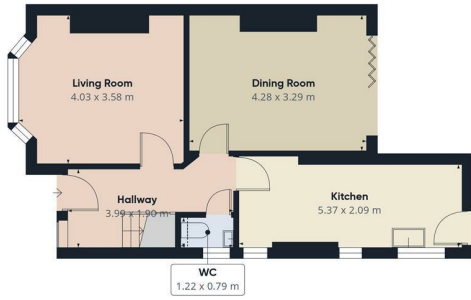
This semi-detached home is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those looking for a welcoming family home in Wallasey. Do not miss the chance to view this delightful residence.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Off Road Parking
- Large Rear Garden
- Sought After Location
- Viewings Essential!
- 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<sup>9</sup>  
88.5 m<sup>2</sup>  
Reduced headroom  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



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		
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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