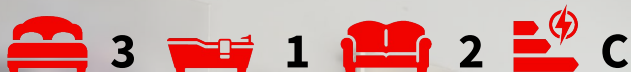




## 33 Walsingham Road, Wallasey, CH44 9DX Offers In The Region Of £139,950



A three-bedroom mid-terrace property located on the desirable Walsingham Road in Wallasey. This lovely home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

With three cosy bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room. The bathroom provides convenience and comfort for all residents.

The kitchen is a delightful space where you can unleash your culinary skills and create delicious meals. Additionally, the rear yard offers a private outdoor area where you can enjoy some fresh air or perhaps indulge in some gardening.

This property spans 1,152 sq ft, providing ample room for all your needs. Whether you're looking for a new family home or an investment opportunity, this property is sure to meet your requirements.

Currently occupied by a sitting tenant, this home offers a ready-made investment opportunity for those looking to generate rental income. Don't miss out on the chance to own this fantastic property in a sought-after location. Contact us today to arrange a viewing and make this house your new home!

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- £7800.00 rental Income Per Annum
- EPC Rating C

### 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

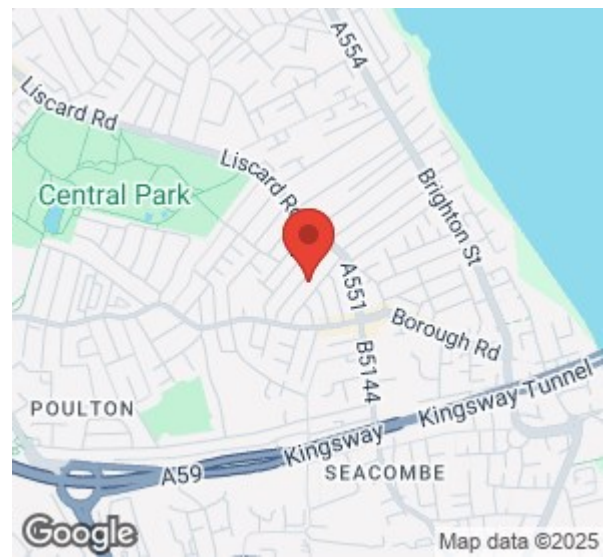
Approximate total area\*  
82.73 m<sup>2</sup>  
Reduced headroom  
0.51 m<sup>2</sup>

(\*) 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.

GIRAFTE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>