



## **9a Burlington Road, Wallasey, CH45 2NR Offers In The Region Of £114,950**

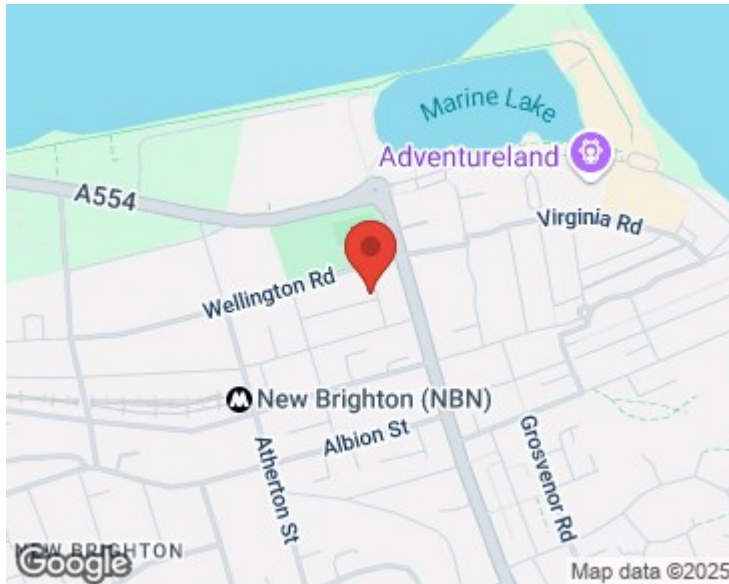
Bakewell & Horner are pleased to bring to the sale market this two bedroom first floor flat situated in a highly sought after area of New Brighton. In brief the property comprises of two bedrooms, one large reception room, modern kitchen and bathroom. The property also benefits from gas central heating, double glazing and balcony. Viewing is a must! EPC Rating D

# 9a Burlington Road, Wallasey, CH45 2NR

## Offers In The Region Of £114,950



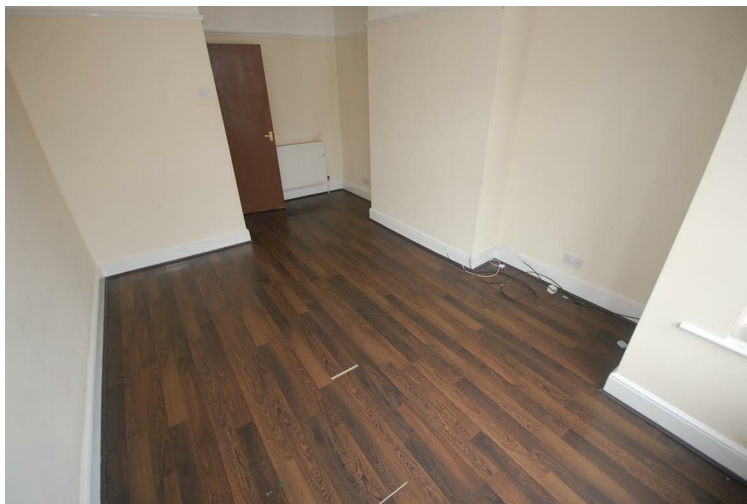
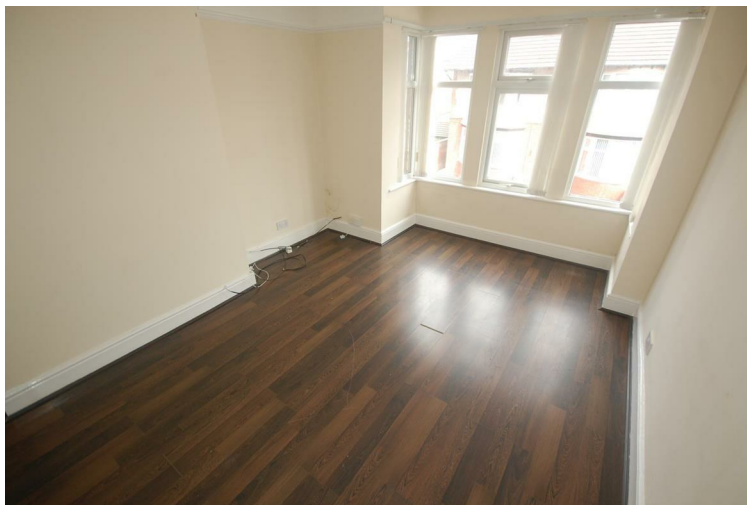
- Two bedroom
- Modern bathroom
- Double glazing
- First floor apartment
- Kitchen
- Balcony
- One reception room
- Gas central heating
- EPC Rating D




### Directions

**T. 0151 638 6313**





Energy Efficiency Rating		
	Current	Potential
Very 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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.