



52 Albion Street, Wallasey, CH45 9JH

Asking Price £260,000

 3  2  2  B

A beautifully presented property located in a highly regarded residential area and comprising of three bedrooms, modern kitchen, large lounge area, family bathroom and an en suite to the third bedroom. The property also benefits from gas central heating, double glazing, large rear garden and off road parking. Viewing is a must! EPC Rating B

- Three Bedrooms
- End Of Terrace Property
- Large Reception Room
- Modern Kitchen
- Modern Bathroom
- En Suite Bathroom
- Large Rear Garden
- Off Road Parking
- Double Glazing GCH
- EPC Rating B

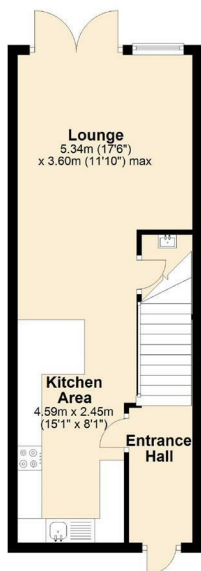


Viewing

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

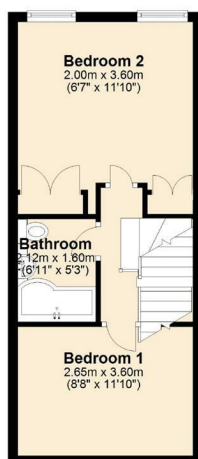
Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



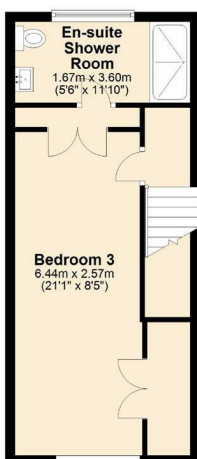
First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Second Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 98.4 sq. metres (1059.7 sq. feet)

This floorplan has been designed and completed by Bakewell & Horner.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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.

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