



## 16 Rosebery Avenue, Wallasey, CH44 0BE Offers In The Region Of £200,000



Rosebery Avenue in Wallasey, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is perfect for those in need of extra space for family living or guests.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The heart of the home is the family bathroom and kitchen, which provide essential amenities for everyday living.

The property also features a rear yard, offering a private outdoor space for children to play or for hosting summer gatherings with friends and family. The combination of indoor and outdoor areas makes this home a wonderful choice for those who appreciate both comfort and convenience.

Located in a friendly neighbourhood, this semi-detached house is well-positioned to take advantage of local amenities, schools, and transport links, making it an ideal setting for family life. With its generous living space and practical layout, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Family Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- Cul De Sac Location
- 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



Approximate total area\*  
106.96 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate and to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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**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		
<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.

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