

## 9 Park Road, Wallasey, CH44 9EA Offers In The Region Of £115,000



Nestled on the charming Park Road in Wallasey, this delightful terraced house presents a wonderful opportunity for those looking to create their dream home. With two spacious bedrooms and a well-proportioned reception room, this property is perfect for small families, couples, or even investors seeking a project.

While the house is in need of a partial refurbishment, it is brimming with potential, allowing you to put your personal touch on every corner. The layout offers a fantastic canvas for modernisation, making it an ideal choice for those with a vision for transformation. The single bathroom provides essential amenities, and the overall space can be reimagined to suit your lifestyle.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it a convenient choice for everyday living. The vibrant community of Wallasey offers a blend of urban convenience and suburban charm, ensuring that you are never far from the essentials.

This two-bedroom terraced house is not just a property; it is an opportunity to invest in a home that can be tailored to your tastes and needs. With a little imagination and effort, you can turn this house into a warm and inviting sanctuary. Don't miss the chance to explore the possibilities that await you on Park Road.

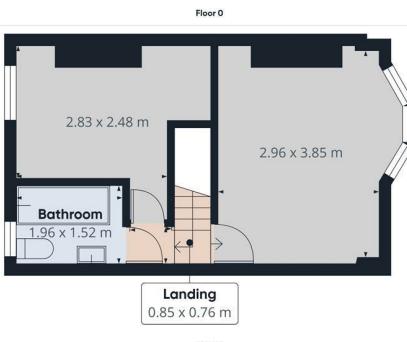
- Two Bedrooms
- Mid Terrace Property
- One Reception Room
- Family Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Viewing Essential!
- EPC Rating TBC

### 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<sup>(1)</sup>  
49 m<sup>2</sup>  
Reduced headroom  
0.8 m<sup>2</sup>



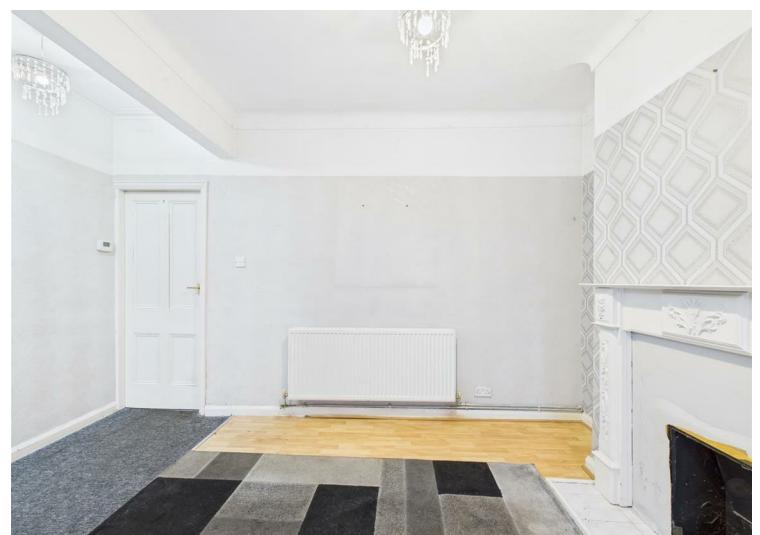
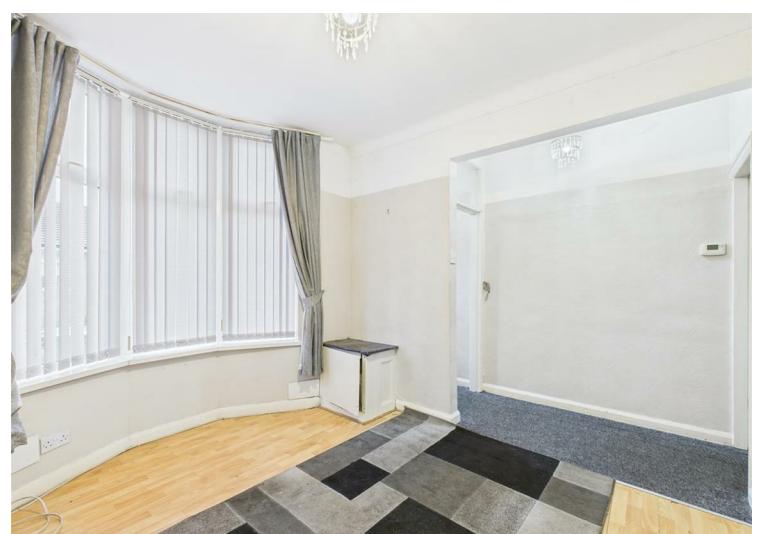
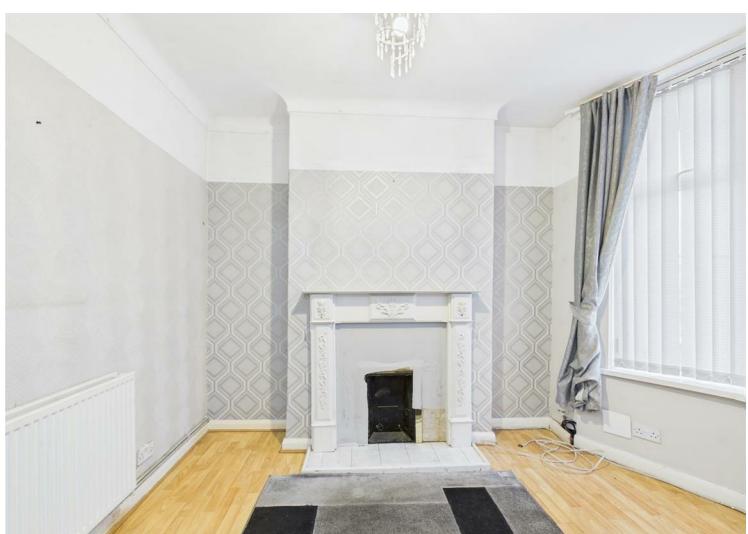
(1) Excluding balconies and terraces  
Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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