



## 11 Penkett Grove, Wallasey, CH45 7RH Offers In The Region Of £184,950



Nestled in the desirable area of Penkett Grove, Wallasey, this charming mid-terrace house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The house boasts a tastefully decorated interior, ensuring that you can move in with ease and enjoy your new home from day one. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the rear garden, which offers a private outdoor space for gardening, play, or simply unwinding after a long day. Additionally, the garage provides valuable storage or parking for one vehicle, adding to the convenience of this lovely home.

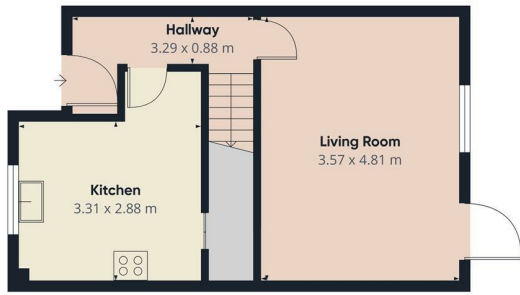
Situated just a short stroll from the picturesque New Brighton promenade, residents can enjoy the beautiful coastal views and a variety of local amenities. This sought-after location combines the charm of a friendly neighbourhood with easy access to leisure activities and transport links.

In summary, this mid-terrace house in Penkett Grove is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful property your own.

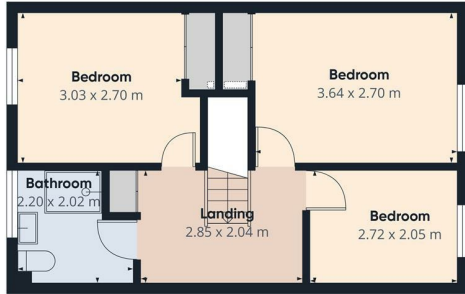
- Three Bedrooms
- Mid Terrace Property
- One Reception Room
- Large Family Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- Garage
- EPC Rating TBC

### Viewing

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



Floor 0



Floor 1



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

(1) Excluding balconies and terraces

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

GIRAFFE360



**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.

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