



63 Egerton Street, Wallasey, CH45 2LR Offers In The Region Of £214,950

 3  1  2  D

This delightful mid-terrace house offers a wonderful opportunity for those seeking a home with character and potential. Built in 1910, the property boasts a rich history and a unique charm that is sure to appeal to a variety of buyers.

Spanning an impressive 818 square feet, the house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout provides a warm and inviting atmosphere, making it an ideal space for both relaxation and social gatherings.

The property comprises three well-proportioned bedrooms, offering ample space for a growing family or the possibility of creating a home office or guest room. The single bathroom is conveniently located, ensuring practicality for everyday living.

In summary, this mid-terrace house on Egerton Street is a fantastic opportunity for those looking to invest in a property with character and potential in Wallasey. With its spacious rooms and prime location, it is a must-see for anyone seeking a new home.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- Sought After 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



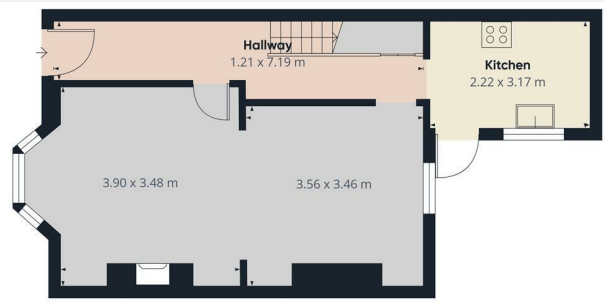
Approximate total area*
84.1 m²

(1) Excluding balconies and terraces

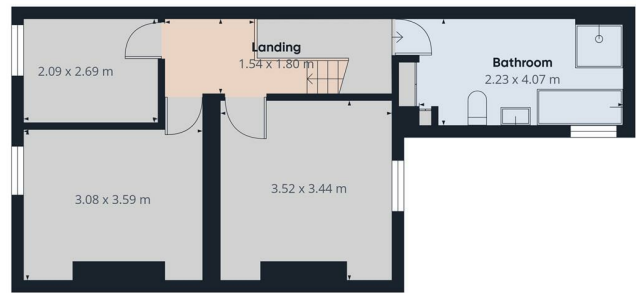
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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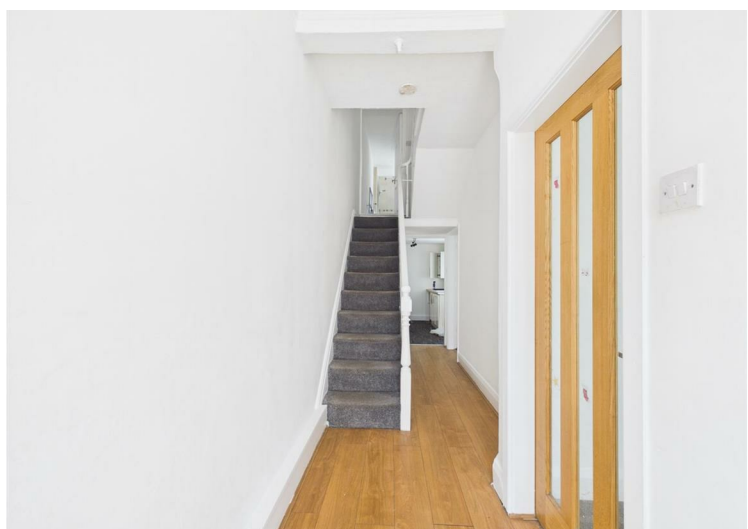
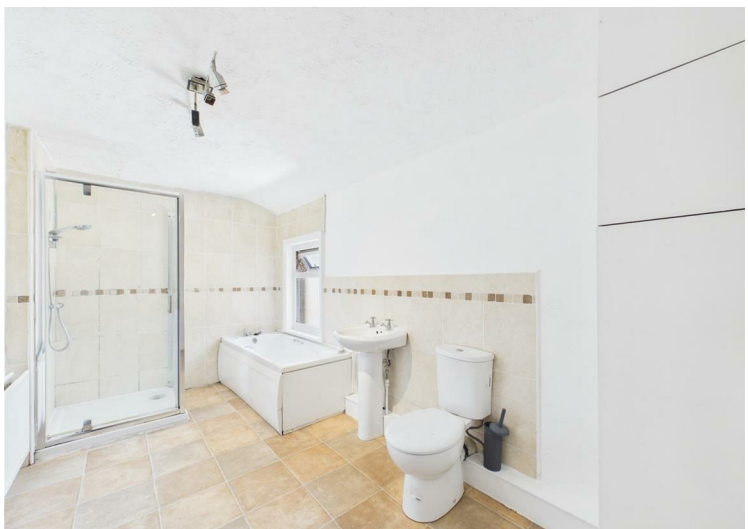
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



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/>