



## 19 Adelaide Street, Wallasey, CH44 4EB Offers In The Region Of £160,000



Nestled in the charming area of Adelaide Street, Wallasey, this beautifully presented terraced house is a simply stunning family home that is sure to impress. With three spacious reception rooms, this property offers ample space for both relaxation and entertaining. The well-appointed kitchen is a highlight, providing a modern and functional area for culinary pursuits.

The home boasts three comfortable bedrooms, perfect for family living or accommodating guests. Additionally, there are two bathrooms, including a convenient downstairs WC, ensuring that the needs of a busy household are met with ease.

Outside, the property features a delightful rear yard, providing a private outdoor space for children to play or for hosting summer gatherings. This home combines style and practicality, making it an ideal choice for families seeking a welcoming environment in a desirable location.

With its thoughtful design and attention to detail, this terraced house is not just a property; it is a place where memories can be made. Do not miss the opportunity to make this stunning home your own.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Downstairs WC
- Rear Garden
- Double Glazing
- Sought After Location
- 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





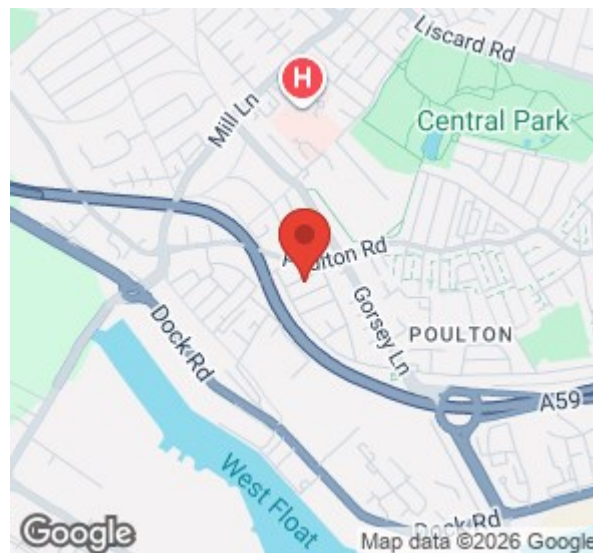
Approximate total area\*  
79.1 m<sup>2</sup>  
Reduced headroom  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

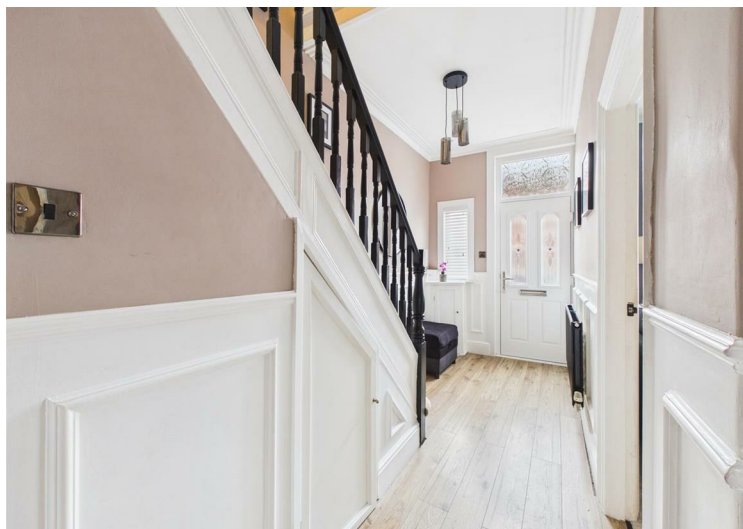
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Vary 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.