



## 63 Egerton Street, Wallasey, CH45 2LR Offers In The Region Of £219,950

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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 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\*  
84.1 m<sup>2</sup>

(1) Excluding balconies and terraces

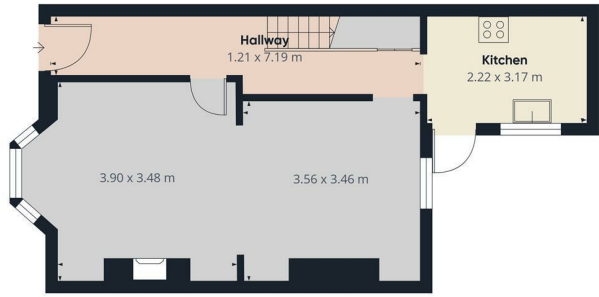
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFÉ 360

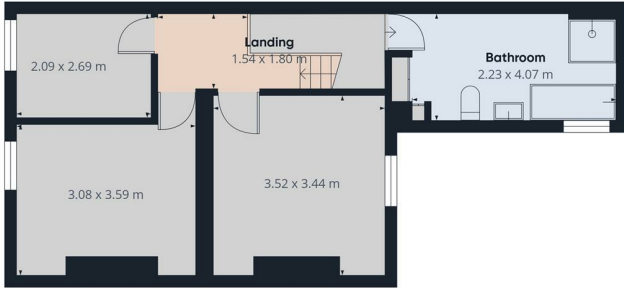
**Energy Efficiency Rating**

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

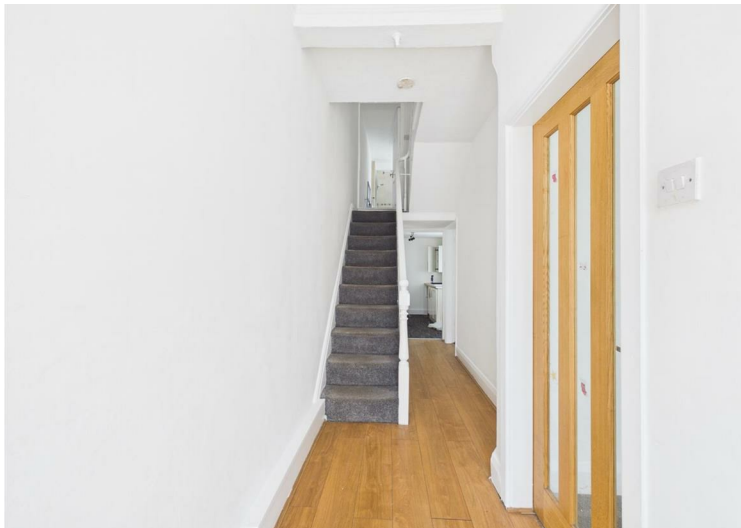
63



Floor 0



Floor 1



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