



## 22 Hillam Road, Wallasey, CH45 8LE Offers In The Region Of £325,000



Nestled in a tranquil cul-de-sac in the heart of Wallasey Village, this charming detached bungalow on Hillam Road offers a delightful retreat for those seeking comfort and convenience. The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. A lovely sun room extends the living space, allowing natural light to flood in and providing a serene spot to relax.

The bungalow comprises two well-proportioned bedrooms, ideal for a small family or those wishing to downsize. The kitchen is functional and well-equipped, while the bathroom offers essential amenities for everyday living.

Outside, the property boasts off-road parking and a garage, ensuring that your vehicles are secure and easily accessible. The peaceful surroundings of this cul-de-sac enhance the appeal, making it an ideal location for those who appreciate a quiet lifestyle while still being close to local amenities.

This bungalow presents a wonderful opportunity for anyone looking to settle in a friendly community, with the charm of Wallasey Village right at your doorstep. Don't miss the chance to make this delightful property your new home.

- Two Bedrooms
- Detached Bungalow
- One Large Reception Room
- Sun Room
- Kitchen
- Bathroom
- Off Road Parking & Garage
- Rear Garden
- Highly Sought After Area
- EPC Rating TBC

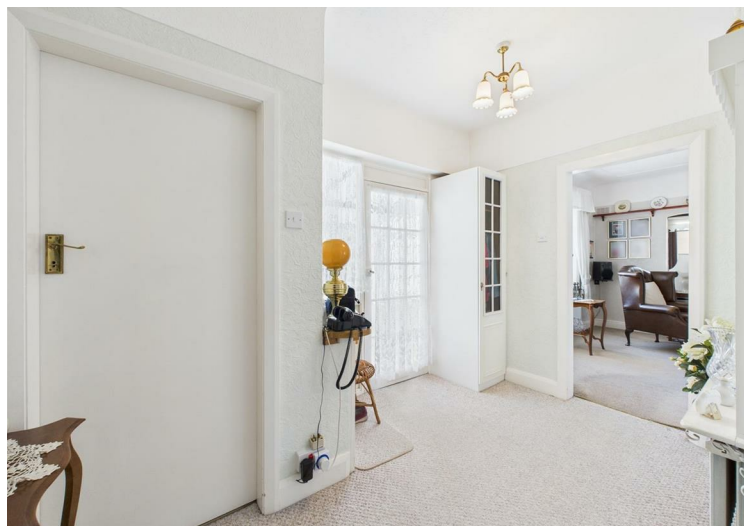
### Viewing

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





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

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