



## 18 Kingsway, Wallasey, CH45 4PL Offers In The Region Of £280,000



Nestled in the sought-after location of Kingsway, Wallasey, this charming semi-detached family home offers an ideal blend of comfort and convenience. With four spacious bedrooms, this property is perfect for families seeking room to grow. The two inviting reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The well-appointed bathroom ensures that daily routines are both practical and pleasant. Additionally, the utility room adds a touch of convenience, allowing for efficient laundry and storage solutions.

Step outside to discover a delightful rear garden, a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is ideal for children to play or for hosting summer barbecues.

This four-bedroom family house is truly a must-see, offering a wonderful opportunity to create lasting memories in a desirable neighbourhood. Don't miss your chance to make this lovely property your new home.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Utility Room
- Gas Central Heating
- Downstairs WC
- EPC Rating TBC

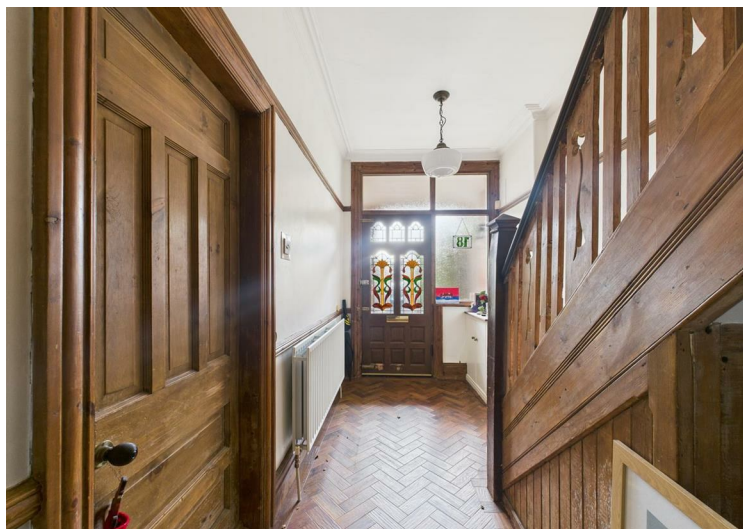
### Viewing

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
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



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