



## 44 Clarendon Road, Wallasey, CH44 8EP Offers In The Region Of £240,000



A welcome addition to a busy sales market is this large five bedroom family home situated in a highly sought after residential area. Complete with off road parking and large rear garden this property comprises of five bedrooms, two reception rooms, generously sized dining kitchen and family bathroom. The property also boasts larger rear garden, gas central heating and double glazing.

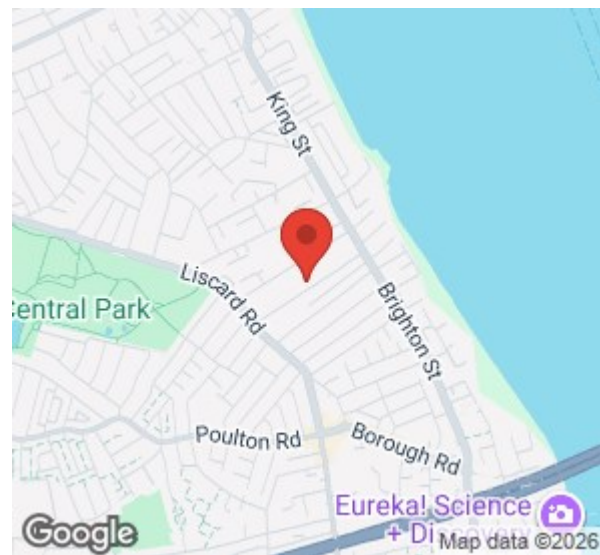
A viewing of this property is highly recommended to fully appreciate all that this family home has to offer.

- Five Bedrooms
- End Of Terrace Property
- two Reception Rooms
- Family Kitchen
- Family Bathroom
- Off Road Parking
- Rear Garden
- Double Glazing
- Gas Central Heating
- EPC Rating TBC

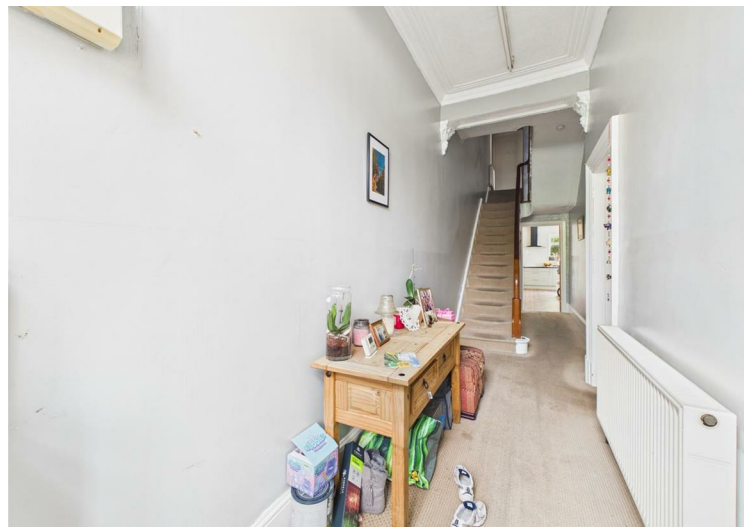
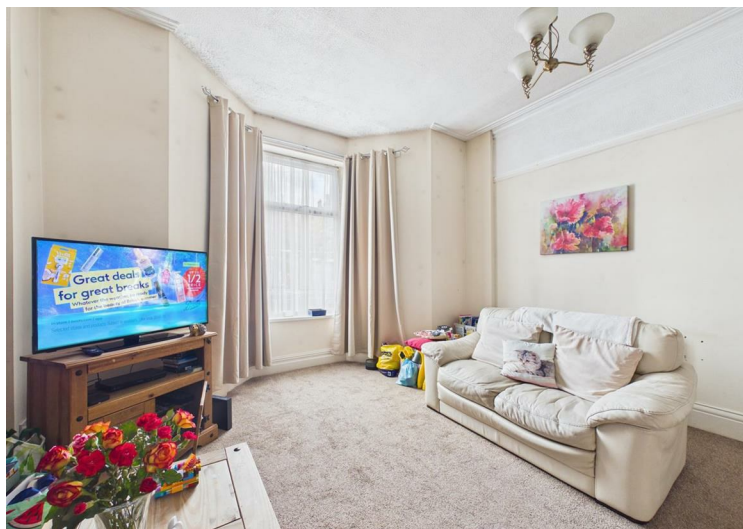


### Viewing

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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