



## 61 Burford Avenue, Wallasey, CH44 3EH Offers In The Region Of £240,000



Nestled on the charming Burford Avenue in Wallasey, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring convenience for all residents. A notable highlight of this property is the conservatory, which provides a lovely spot to relax and enjoy views of the beautiful garden throughout the seasons. The garden itself is a true gem, offering a serene outdoor space for gardening enthusiasts or those simply wishing to unwind in nature.

For those with vehicles, the property includes off-road parking and a garage, providing secure and convenient storage options. This semi-detached home is not only practical but also exudes a warm and welcoming atmosphere, making it an ideal choice for anyone looking to settle in a friendly community.

With its desirable location and array of features, this property on Burford Avenue is sure to attract interest. Do not miss the chance to make this lovely house your new home.

EPC tbc

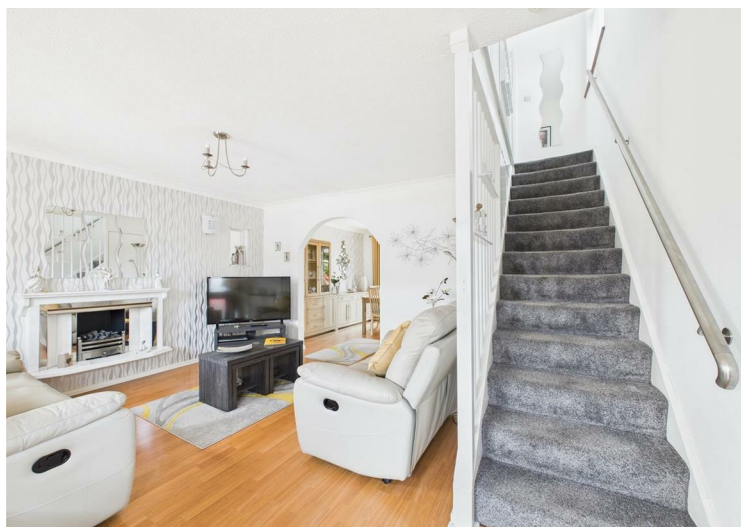
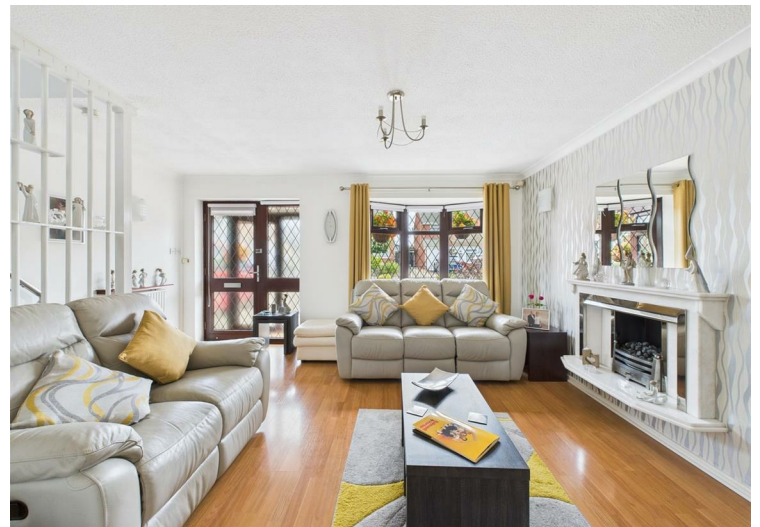
- Three Bedrooms
- Off Road Parking
- Garage
- Beautiful Garden
- Conservatory
- EPC TBC

### 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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