



## 42 Montpellier Crescent, Wallasey, CH45 9LA Offers In The Region Of £315,000



Nestled in the desirable area of Montpellier Crescent, Wallasey, this charming semi-detached house offers a perfect blend of space and comfort for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family or guests. The three reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining, relaxing, or working from home.

One of the standout features of this home is the delightful sunroom, which invites natural light and offers a serene spot to enjoy your morning coffee or unwind in the evenings. The property also boasts a convenient downstairs shower room, adding to the practicality of the layout.

The rear garden is a lovely outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. The garden provides a peaceful retreat from the hustle and bustle of daily life.

Situated in a sought-after location, this property benefits from excellent local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This home presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to make this delightful property your own.

- Five Bedrooms
- Semi Detached Property
- Three Reception Rooms
- Sun Room
- Kitchen
- Bathroom
- Downstairs Shower Room
- Rear Yard
- Sought After Location
- EPC Rating D

### 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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