



## 1d Duke Street, Wallasey, CH45 1JU Offers In The Region Of £175,000



Set in the desirable area of Duke Street, Wallasey, this well presented two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The modern kitchen is well-equipped, making meal preparation a delight, while the contemporary bathroom ensures convenience and style. With two inviting bedrooms, this home is perfect for a small family or professionals looking for a peaceful retreat.

One of the standout features of this property is the off-road parking, a valuable asset in this sought-after location. The rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting barbecues with friends and family.

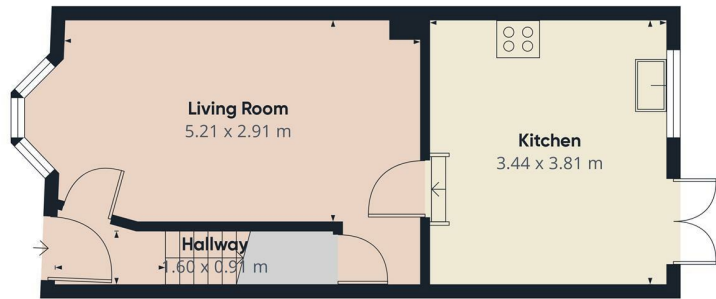
Additional benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. This semi-detached house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this delightful home your own.

- Two Bedrooms
- Semi Detached Property
- One Reception Room
- Modern Kitchen With Dining Space
- Modern Bathroom
- Off Road Parking
- Rear Garden
- Sought After Location
- Move In Ready!
- EPC Rating C

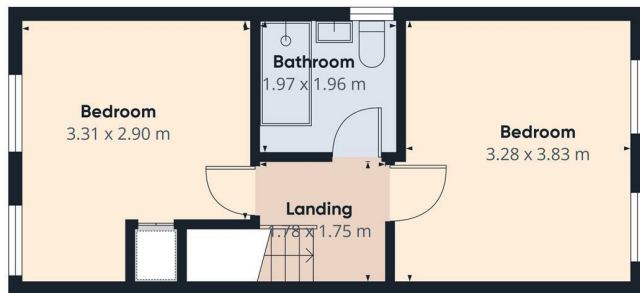
### Viewing

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





Floor 0



Floor 1

Approximate total area\*\*  
63.84 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



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		
<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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