



## 70 Sandridge Road, Wallasey, CH45 5BB Offers In The Region Of £115,000



Nestled on the charming Sandridge Road in Wallasey, this delightful first-floor apartment offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this residence is ideal for individuals, couples, or small families seeking a welcoming home.

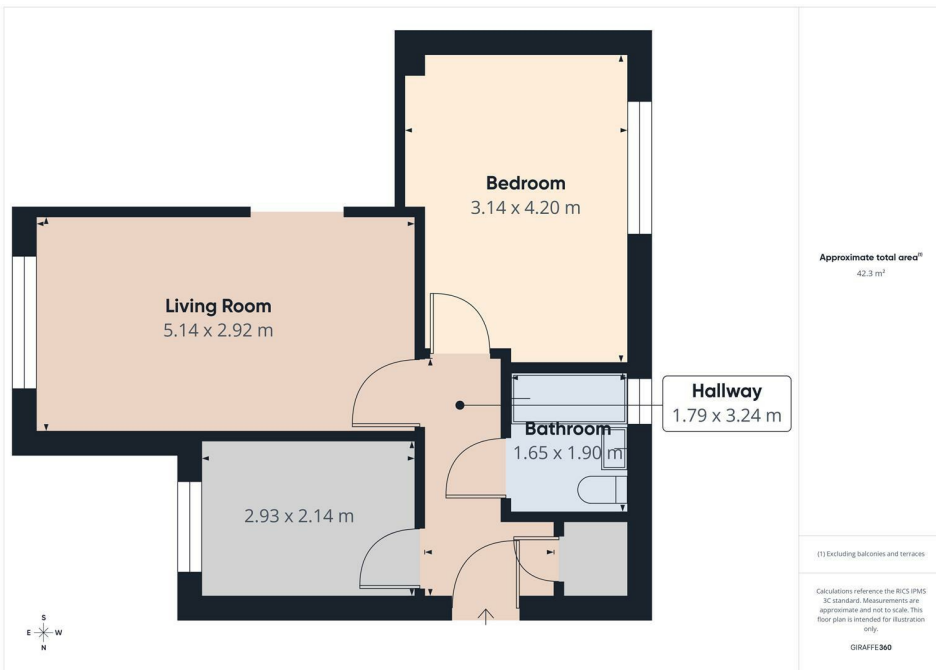
The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining guests. Natural light floods the area, creating a warm and airy atmosphere that enhances the overall appeal of the property. The layout is thoughtfully designed, ensuring that every corner of the apartment is both functional and stylish.

The bathroom is well-appointed, catering to all your daily needs with ease. The property, built after the year 2000, benefits from contemporary design and modern amenities, making it a low-maintenance option for those looking to settle in a vibrant community.

- Two Bedrooms
- First Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Sought After Location
- 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 very 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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