



## 14 Stretton Avenue, Wallasey, CH44 5UZ Offers In The Region Of £175,000



Nestled in the charming area of Stretton Avenue, Wallasey, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-maintained bathroom, ensuring convenience for all residents. One of the standout attributes of this home is the lovely rear garden, which offers a private outdoor space perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

Situated in a peaceful cul-de-sac, this residence benefits from a serene environment while still being conveniently close to local shops and transport links. This prime location ensures that all essential amenities are within easy reach, making daily life both convenient and enjoyable.

In summary, this semi-detached house on Stretton Avenue is a wonderful blend of comfort, space, and accessibility, making it an ideal choice for those seeking a welcoming home in Wallasey.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Large Modern Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Viewing Essential!
- EPC Rating D

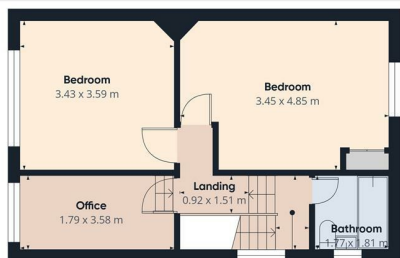
### Viewing

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





Floor 0



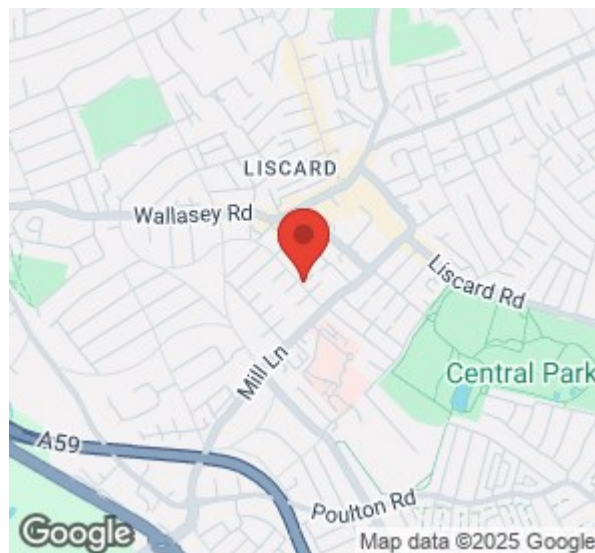
Floor 1

Approximate total area<sup>(1)</sup>  
94.4 m<sup>2</sup>

(1) Excluding balconies and terraces

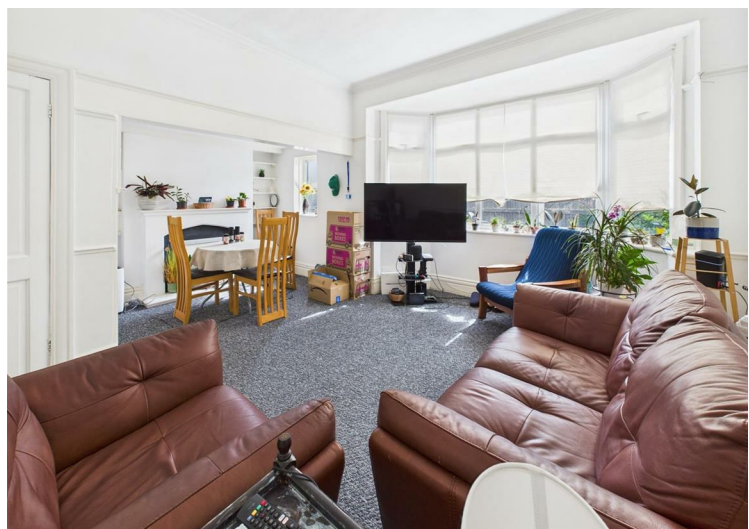
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(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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