



48 St. Georges Park, Wallasey, CH45 9LN Offers In The Region Of £290,000



Set in the desirable area of St. Georges Park, Wallasey, this charming semi-detached house presents an excellent opportunity for families seeking a welcoming and well-maintained home. With three spacious bedrooms, this property is perfect for those looking to settle down in a friendly neighbourhood.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The well-appointed bathroom ensures convenience for all family members.

The property boasts off-road parking for one vehicle, providing ease and security for your transport needs. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal location for families and professionals alike.

This much-loved family home is not only well presented but also offers a warm and inviting atmosphere that you will be proud to call your own. With its sought-after location and thoughtful layout, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

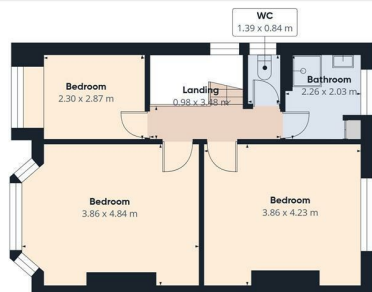
- Three Bedroom Family Home
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Off Road Parking
- Double Glazing And Gas Central Heating
- Sought After Location
- EPC Rating TBC

Viewing

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



Floor 0



Floor 1

Approximate total area*
102.6 m²

(1) Excluding balconies and terraces

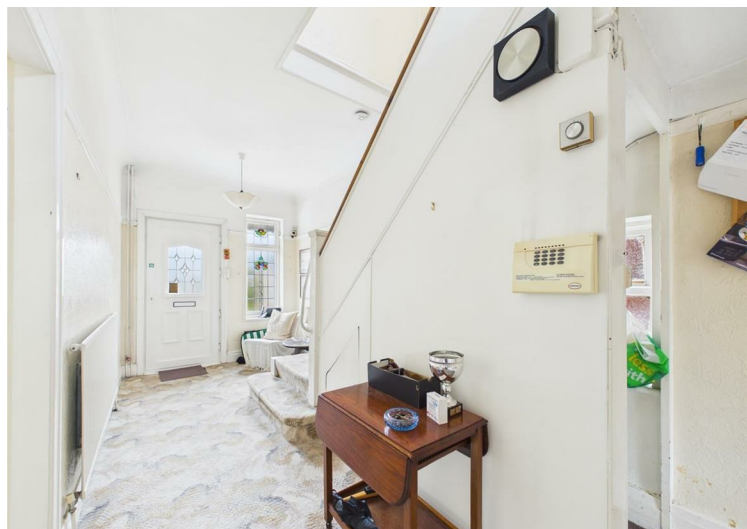
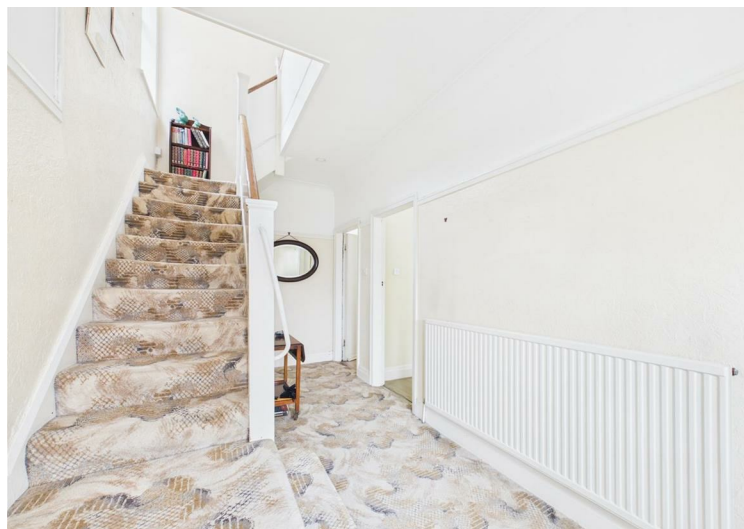
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIARFE360



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		
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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