



## 14 Dovedale Road, Wallasey, CH45 0LP Offers In The Region Of £380,000

 6  3  2  D

Nestled on the charming Dovedale Road in Wallasey, this semi-detached house presents a remarkable opportunity for those seeking a spacious family home. Boasting an impressive six bedrooms, this property is perfect for larger families or those who desire extra space for guests or a home office. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining.

While the house is rich in original features that add character and charm, it is important to note that it requires modernization. This presents a unique chance for buyers to put their personal stamp on the property, transforming it into a contemporary haven that meets their specific needs and tastes.

With two bathrooms, the home ensures ample facilities for family living, reducing the morning rush and providing convenience for all. Additionally, the property includes parking for two vehicles, a valuable asset in this desirable area.

Dovedale Road is well-positioned, offering easy access to local amenities, schools, and transport links, making it an ideal location for families and commuters alike. This property is a blank canvas waiting for the right buyer to breathe new life into it. If you are looking for a home with potential and the opportunity to create your dream space, this semi-detached house on Dovedale Road is not to be missed.

- Six Bedrooms
- Semi Detached Property
- Three Reception Rooms
- Family Kitchen
- Family Bathroom
- Shower Room With Separate WC
- Gas Central Heating
- Rear Yard
- Packed With Original Features
- EPC Rating D

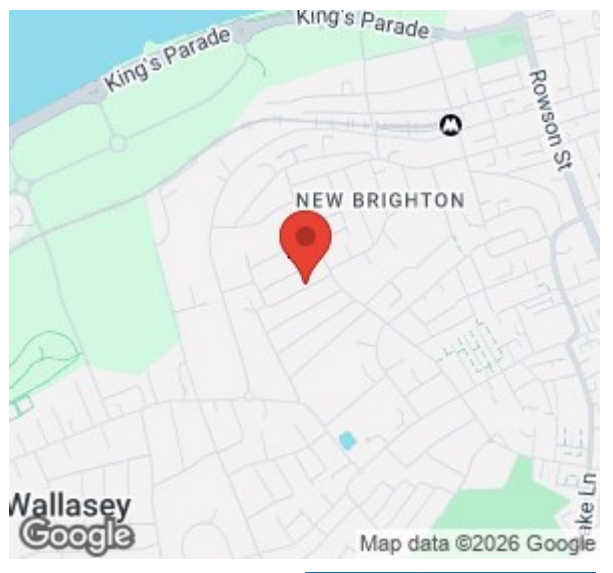
### Viewing

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

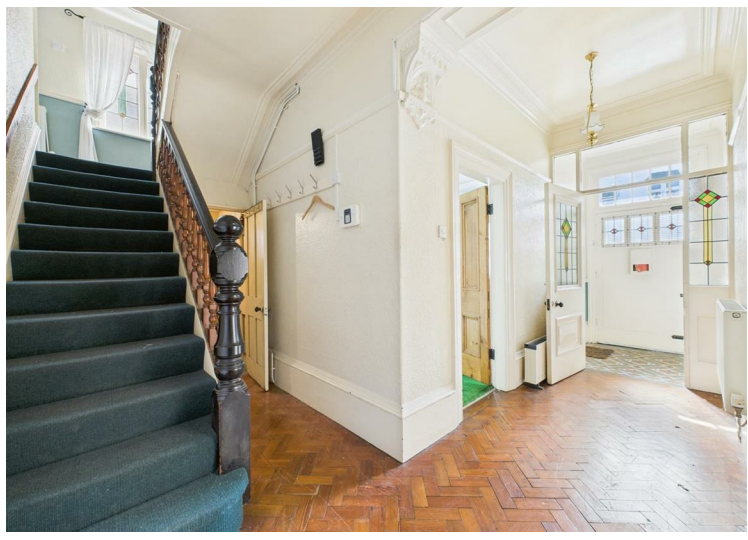


Approximate total area\*\*  
198.5 m<sup>2</sup>  
Reduced headroom  
2 m<sup>2</sup>

(1) Excluding balconies and terraces.  
Reduced headroom  
Below 1.5 m  
Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(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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