



**1 Devonshire Road, Wallasey, CH44 5US**  
**Offers In The Region Of £190,000**



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| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) A  |         |                         |
| (81-91) B  |         |                         |
| (69-80) C  |         |                         |
| (55-68) D  |         |                         |
| (39-54) E  |         |                         |
| (21-38) F  |         |                         |
| (1-20) G   |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**

**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**

**[https://www.bakewellhorner.co.uk/](http://www.bakewellhorner.co.uk/)**