



## 67a Greenwood Lane, Wallasey, CH44 1DD Offers In The Region Of £85,000



Greenwood Lane, Wallasey, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a functional kitchen to meet your culinary needs, making meal preparation a pleasure. The bathroom is thoughtfully designed, ensuring both style and practicality.

One of the standout features of this property is the private yard, offering a lovely outdoor space for enjoying fresh air, gardening, or simply unwinding after a long day. This outdoor area adds a unique charm to the apartment, providing a personal sanctuary in which to enjoy the beauty of the seasons.

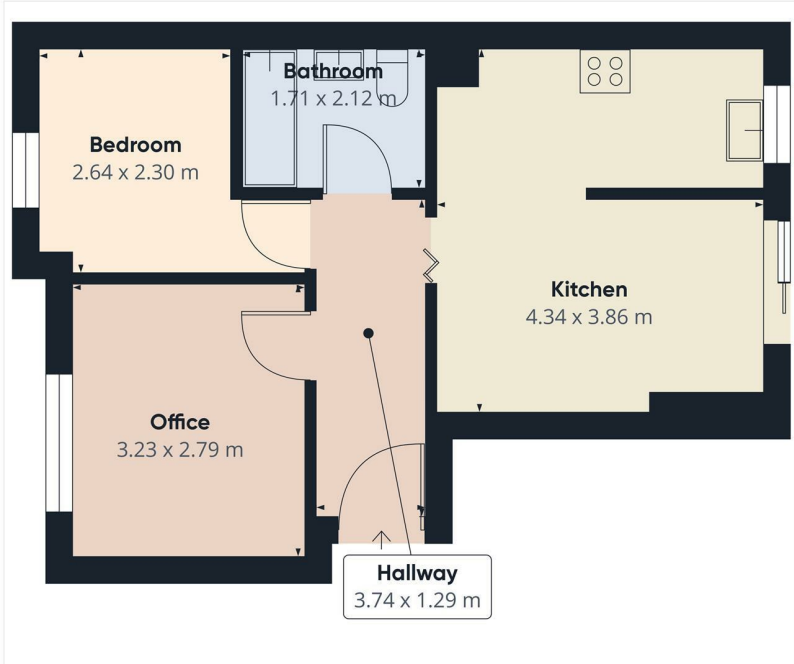
Located in Wallasey, this apartment benefits from a range of local amenities, including shops, parks, and excellent transport links, making it easy to explore the surrounding areas. Whether you are looking for a first home or a rental investment, this property presents an excellent opportunity to enjoy comfortable living in a desirable location.

Do not miss the chance to make this lovely apartment your own.

- Two Bedrooms
- Ground Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- Viewing Essential!
- EPC Rating C

### Viewing

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

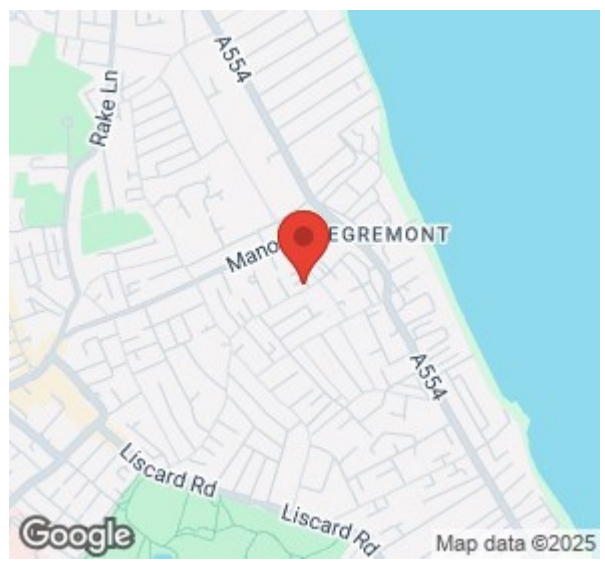


Approximate total area\*  
41.02 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      | 67        |
| (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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