



## 20 Princesway, Wallasey, CH45 4PR Offers In The Region Of £350,000



Nestled in the desirable area of Princesway, Wallasey, this exquisite four-bedroom semi-detached family home is a true gem. Finished to a high standard, the property boasts an inviting atmosphere that is perfect for family living.

Upon entering, you will find three spacious reception rooms, providing ample space for relaxation and entertainment. The modern kitchen is a highlight of the home, designed with both style and functionality in mind, making it a delightful space for culinary enthusiasts. Additionally, the convenience of a downstairs WC and laundry area adds to the practicality of this well-thought-out layout.

The four generously sized bedrooms offer comfortable retreats for family members, ensuring everyone has their own personal space. The property also features two well-appointed bathrooms, catering to the needs of a busy household.

Outside, the rear garden presents a lovely outdoor space, ideal for children to play or for hosting summer gatherings with friends and family. Parking is made easy with space for one vehicle, adding to the convenience of this charming home.

- Four Bedroom Family Home
- Three Reception Rooms
- Modern Kitchen
- Family Bathroom
- Downstairs WC With Utility Area
- Double Glazing
- Gas Central Heating
- Rear Garden
- Garage
- 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\*  
167.4 m<sup>2</sup>  
Reduced headroom  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

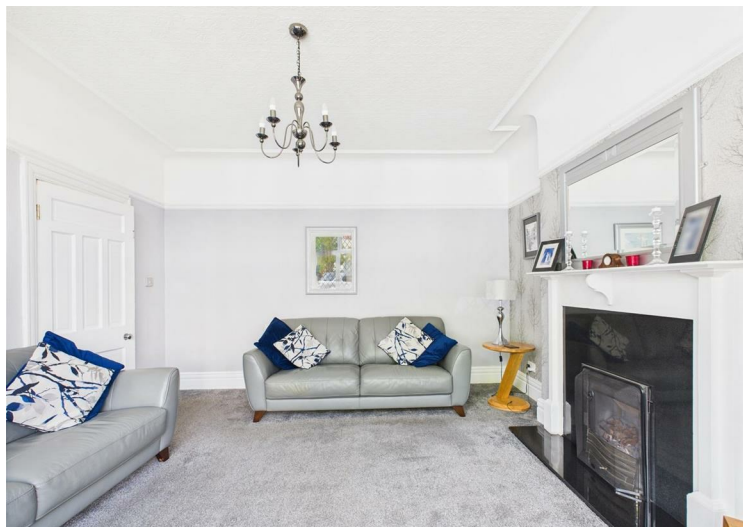
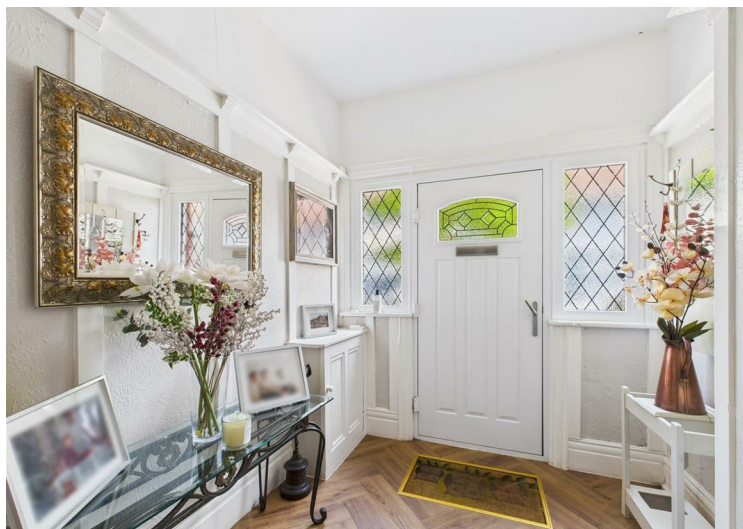
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



#### Energy Efficiency Rating

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



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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