

HUNTERS[®]

HERE TO GET *you* THERE



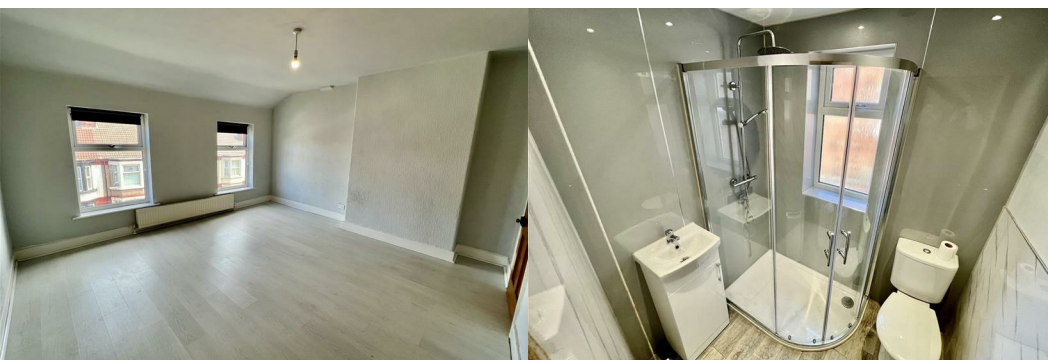
Rowson Street

Wallasey, CH45 5AR

Offers In The Region Of £85,000



Hunters are delighted to bring to the market this spacious well planned maisonette, set in a favoured location close to the New Brighton Victorian Quarter and within easy reach of the beautiful Vale Park and the promenade. The property also benefits from local shopping and excellent transport links being available nearby, the local railway station is within easy walking distance whilst regular bus services pass through Rowson Street itself. The property is accessed at the rear with a gate opening to a private garden area. Stairs lead to the entrance door and this opens directly onto the kitchen. An inner hall gives access to the large living room, dining room / third bedroom and recently refitted shower room. Stairs lead to the second floor landing area which gives access to two double bedrooms. The property benefits further from uPVC double glazing and gas central heating with the boiler only recently being installed. The property is being sold with no ongoing chain and presents a fantastic opportunity for anyone looking to put their own stamp on their next home. EPC rating C. Council Tax A.



- Kitchen 5'2" x 18'10" (1.57 x 5.75)
- Living Room 14'8" x 16'10" (4.48 x 5.12)
- Dining Room/Bedroom 3 9'3" x 12'7" (2.81 x 3.84)
- Shower Room 5'3" x 5'11" (1.6 x 1.81)
- Landing 5'2" x 15'10" (1.57 x 4.83)
- Bedroom 1 14'8" x 17'2" (4.48 x 5.24)
- Bedroom 2 9'3" x 12'7" (2.81 x 3.84)

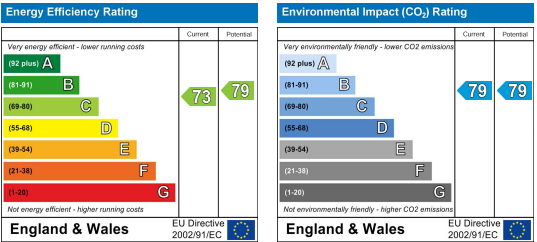
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.