

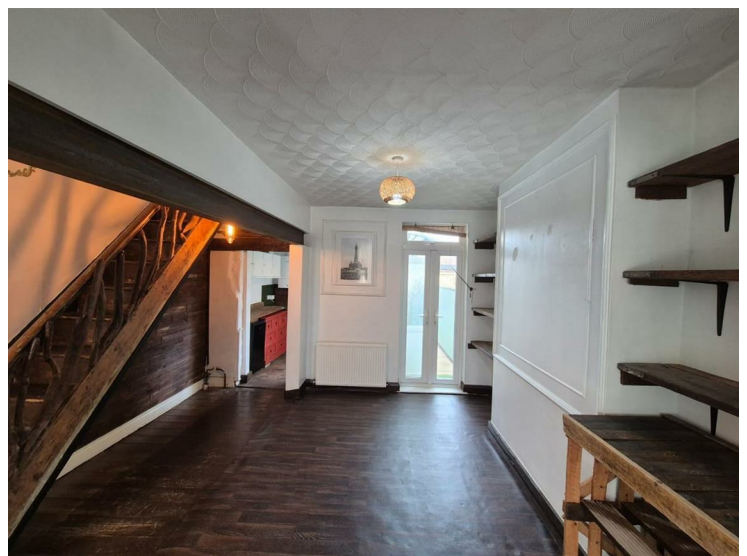
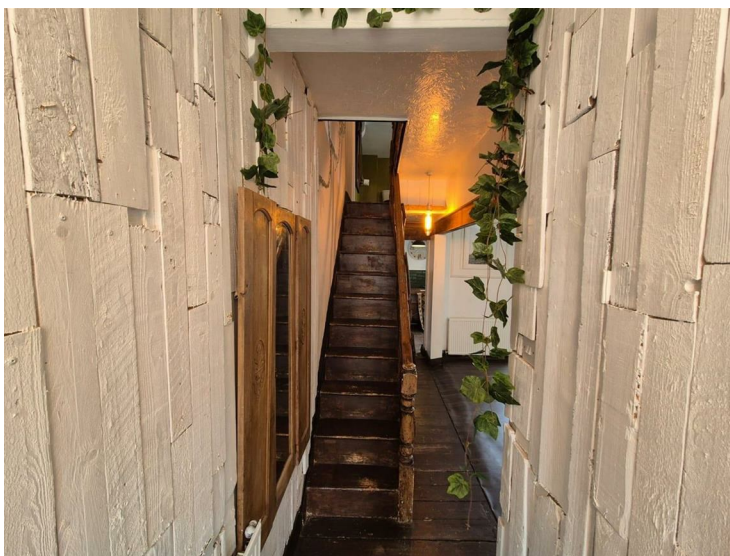
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**Vista Abode**  
sales & lettings



**24 Sutton Road, Wallasey, CH45 5BD**  
**O.I.R.O £175,000**

Located on the charming Sutton Road in New Brighton , this delightful home presents an excellent opportunity for those seeking a charming character home. With two well-proportioned bedrooms, this property is ideal for first time buyers or investment. The property has recently gone through some extensive improvements by the current owner, including Double Glazing, New Roof, Loft Boarding with Sky Light, Log Burner and outside Gazebo.

Upon entering, you are greeted by a warm and inviting reception room, complete with a charming log burner. The thoughtfully designed layout maximises space and natural light, creating a cozy and welcoming atmosphere.

The house features a well-appointed bathroom, which ensures that the property is thoughtfully designed to cater to modern living while retaining a sense of character and charm.  
The rear garden is is a private oasis with a new gazebo, perfect for those summer evenings.

Located a short walk from New Brighton front, this vibrant area offers a wealth of local amenities, including Shops, Bars, Cafe's, restaurants and parks—perfect for both families and professionals. Excellent transport links ensure seamless access to nearby towns and cities, while the scenic waterfront of New Brighton is just a short walk away.

**Lounge 10'0" x 11'5" (3.06 x 3.48)**

Window to front elevation, log burner and radiator.

**Dining Room 13'5" x 12'5" (4.09 x 3.79 )**

Window to rear elevation, radiator and stairs to the first floor.

**Kitchen 7'10" x 8'0" (2.40 x 2.45)**

**Master Bedroom 13'8" x 11'4" (4.17 x 3.46)**

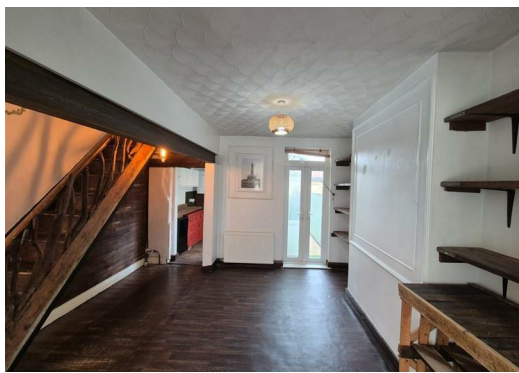
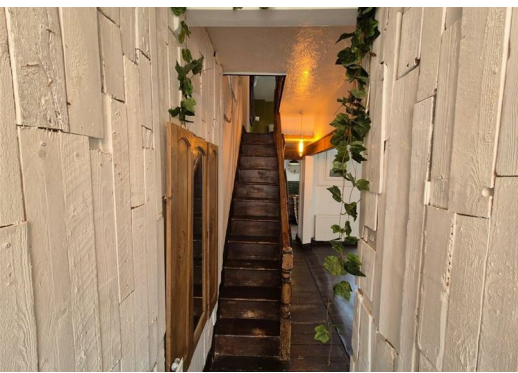
Window to front elevator, original fireplace and radiator

**Bedroom 2 8'8" x 12'5" (2.66 x 3.79 )**

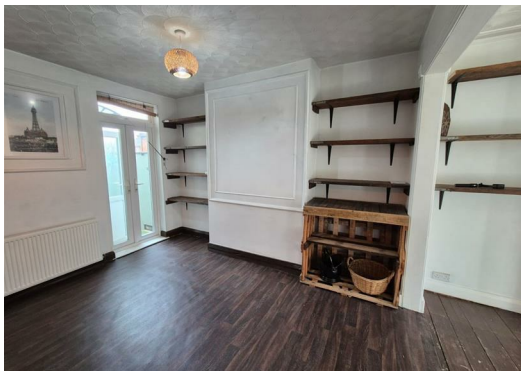
Window and radiator.

**Bathroom 7'10" x 8'0" (2.40 x 2.45 )**

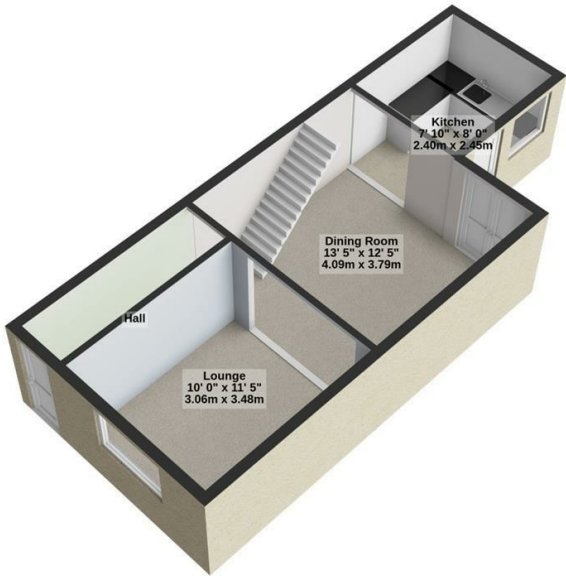
Stand alone bath, wc, sink and radiator.



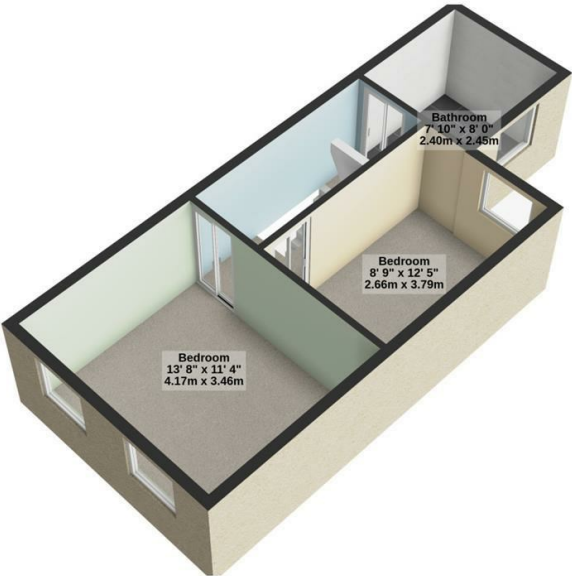




GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



FIRST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



SUTTON ROAD, WALLASEY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC