



## 57 Malpas Road, Wallasey, CH45 4QH Offers In The Region Of £250,000

 4  2  2  D

A stunning example of a four bedrooms semi detached property situated in a highly sought after residential area close to local schools and transport links. As well as the four bedrooms the property also comprises of two reception rooms, large modern kitchen, two bathrooms and large rear garden. The property also benefits from gas central heating and double glazing. This property is move in ready and needs to be seen to be appreciated! Viewing essential! EPC Rating D

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Large Modern Kitchen
- Two Bathrooms
- Large Rear Garden
- Double Glazing
- Gas Central Heating
- Sought After Area
- EPC Rating D

### Viewing

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





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>61</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	



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