



## 36 Princesway, Wallasey, CH45 4PR Best Offers Over £310,000



Set in a prime residential area, within the catchment area of St. George's Primary school and several highly regarded Senior schools, and within easy reach of a wide range of local services and amenities the property will appeal to the growing family looking for their next property to grow into.

The bright neutrally decorated accommodation briefly comprises the entrance porch and welcoming hallway that gives access to two reception rooms to the front of the house and a dining room to the rear that leads directly into the fitted kitchen with access to the rear garden. The modern shower room with WC completes the ground floor.

A low rise staircase leads to the first floor landing and this gives access to the four well proportioned bedrooms and bathroom.

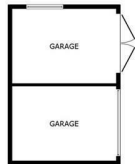
The property further benefits from a large rear garden, a garden to the front and a garage. An early viewing is genuinely recommended to avoid disappointment.

- Detached House
- Four Bedroom
- Large Garden
- Garage
- Central Heating
- Double Glazed
- No Chain
- 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





GROUND FLOOR

FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 78.4 m<sup>2</sup> (843 sq.ft.) FLOOR 1 73.4 m<sup>2</sup> (790 sq.ft.)  
 EXCLUDED AREAS - GARAGE 13.0 m<sup>2</sup> (140 sq.ft.) GARAGE 13.0 m<sup>2</sup> (140 sq.ft.) REDUCED  
 HEADROOM 0.5 m<sup>2</sup> (7 sq.ft.)  
 TOTAL: 151.7 m<sup>2</sup> (1,633 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>