



## 5 Apsley Avenue, Wallasey, CH45 5DS Offers In The Region Of £150,000



A well presented and well planned two bedroom mid row property, conveniently located for the excellent range of services and amenities available in nearby New Brighton and Liscard. With regular transport links also available nearby, both rail and road, and with Vale Park and the promenade all within walking distance this property will appeal to both first time buyers and those looking to downsize and looking for a lifestyle choice. Step through the entrance door and you will a vestibule opening to the beautifully presented living room, this leads to the rear reception room that will no doubt be utilized as the dining room. Beyond this lies the stylish kitchen and equally impressive bathroom. Stairs lead to the first floor landing and off this you will find the two well proportioned bedrooms, the rear with a pleasant open aspect.. With the advantage uPVC double glazing, gas central heating and a low maintenance rear courtyard.. A viewing is recommended. EPC rating D. Council Tax Band A.

Council Tax Band: A  
Tenure: Freehold

- Beautifully Presented Throughout
- Two Reception Rooms
- Stylish Kitchen and Bathroom
- Two Good Sized Bedrooms
- UPVC Double Glazing
- Gas Central Heating
- Quiet Cul-de-Sac Setting
- 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



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 396 sq. ft./37 m<sup>2</sup>, FLOOR 2: 278 sq. ft./26 m<sup>2</sup>  
 TOTAL: 674 sq. ft./63 m<sup>2</sup>

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.

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