



21 Clare Crescent, Wallasey, CH44 2DL Offers Over £375,000



Introducing to the sales market is this beautiful detached property situated in the heart of Wallasey Village. In brief the property comprises of four bedrooms, two reception rooms, large modern kitchen with breakfast bar area, conservatory with fitted log burner for those cold winter nights, modern family bathroom, downstairs wc, utility area, boarded loft space and beautifully presented rear garden set over multiple levels. This property also boasts a separate outside room complete with log burner and double glazing ideal for a granny annex! This property needs to be viewed to be fully appreciated! EPC Rating TBC

- Four Bedrooms
- Detached Property
- Large Reception Room
- Large Modern Kitchen With Dining Area
- Conservatory
- Large Modern Bathroom
- Beautiful Granny Annex
- Double Glazing
- Gas Central Heating
- Utility And Downstairs WC

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) 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			
England & Wales		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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