



## 24 Duke Street, Wallasey, CH45 1JU Offers In The Region Of £175,000



A well presented mid terrace property situated a short walk from New Brighton promenade and comprising of three bedrooms, two reception rooms, family kitchen, bathroom and rear yard area. The property also benefits from gas central heating and double glazing. A viewing of this property is highly recommended! EPC Rating D

- Three Bedrooms
- Mid Terrace Property
- Two Reception Room
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Viewing Essential!
- EPC Rating TBC

### Viewing

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



Approximate total area\*  
88.57 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360



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