



123 Belvidere Road, Wallasey, CH45 4PS Offers In The Region Of £245,000



Boasting a large corner plot, this three bedroom semi detached house is crying out for some imaginative renovations. With two gardens, the side one offers a vast area to open itself to a large extension either single or double, yet managing to retain the rear garden and driveway. Currently it has two large reception rooms and a fitted kitchen area, upstairs three bedrooms a bathroom and then stairs leading to the loft space which again is in ideal conversion to a fourth bedroom. In a prime location and offering so much potential, viewing is advised, today!

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Off Road Parking
- Stairs To A Boarded Loft Area
- Double Glazing
- Gas Central Heating
- 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*
127.49 m²

Reduced headroom
15.19 m²

Excluding balconies and terraces

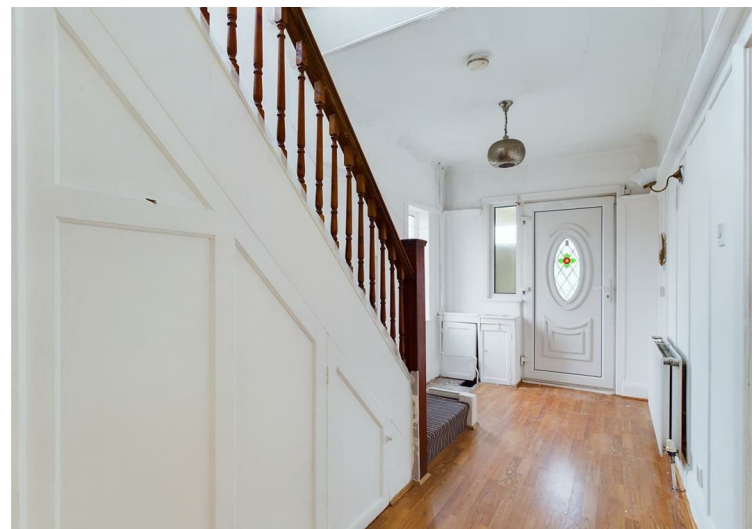
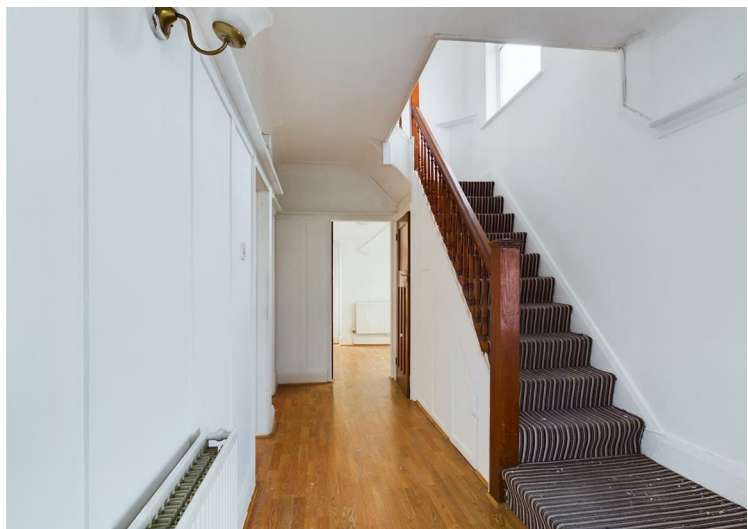
Reduced headroom (below 1.5m/4.92ft)

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

GRAFFEA360



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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