



14 Melling Road, Wallasey, CH45 1NQ Offers In The Region Of £199,500



An end of terrace property situated in a highly sought area of new Brighton close to local shops, transport links and a short walk to new Brighton Promenade. This well presented family home comprises of three bedrooms, two reception rooms, kitchen, bathroom and rear yard. The property also benefits from gas central heating and workshop. Viewing recommended! EPC Rating TBC

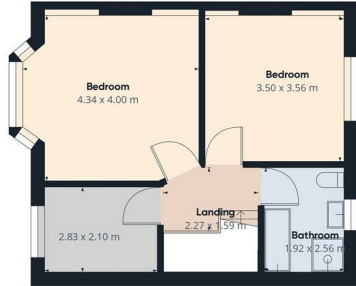
- Three Bedrooms
- End Of Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Workshop
- EPC Rating TBC

Viewing

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



Floor 0



Floor 1

Approximate total area*
89.34 m²

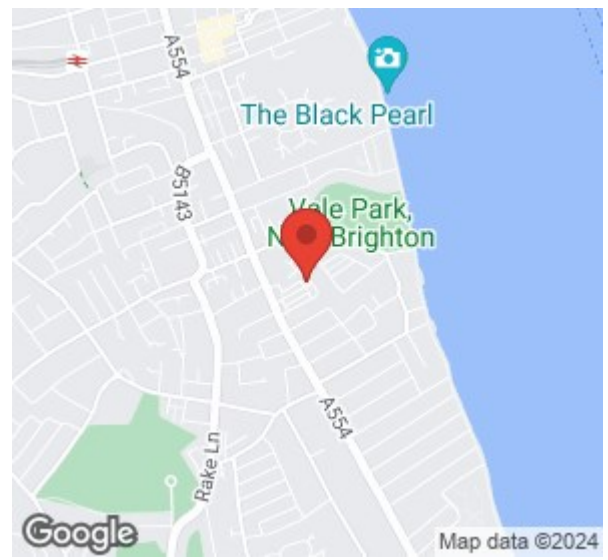
Reduced headroom
0.49 m²

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.

GRAFFI 360



Energy Efficiency Rating

	Current	Potential
Very 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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