



4 Kelmscott Drive, Wallasey, CH44 2DR Offers In The Region Of £170,000

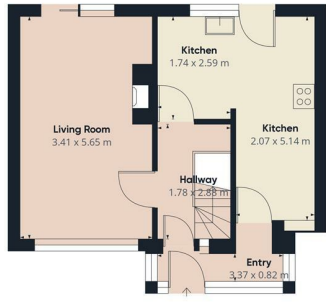


Situated in the heart of Wallasey Village is this three bedroom mid terrace property that boasts off road parking and comprises of three bedrooms, large open plan living area, kitchen with dining area, family bathroom and large rear garden. The property also benefits from gas central heating and double glazing. Viewing essential! EPC Rating TBC

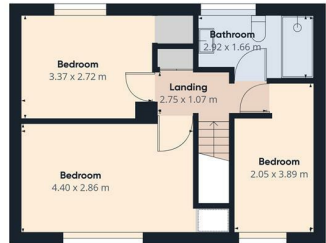
- Three Bedrooms
- Mid Terraced Property
- Large Reception Room
- Kitchen With Dining Area
- Shower Room
- Rear Garden
- Gas Central Heating
- Double Glazing
- Off Road Parking
- EPC Rating TBC

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⁽¹⁾
84.11 m²

(1) 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

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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