



## 48 Kendal Road, Wallasey, CH44 5SZ Offers In The Region Of £79,950



Welcoming to the sales market this mid terrace property located in a quiet residential area. In brief the property comprises of two bedrooms, one reception room, kitchen, bathroom and rear yard. The property also benefits from gas central heating and double glazing. Viewing if the property is highly recommended! EPC Rating C

- Two Bedrooms
- Mid Terrace Property
- One Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- EPC Rating C

### Viewing

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





Hallway  
0.90 x 1.45 m

Floor 0



Floor 1

Approximate total area\*  
48.99 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
Very 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		

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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