



## 21 Paignton Road, Wallasey, CH45 6TS Offers In The Region Of £259,950



A three bedrooms semi detached property situated in a highly sought after residential area close to local schools and transport links. As well as three bedrooms the property also comprises of two reception rooms, kitchen, bathroom and large rear garden. The property also benefits from gas central heating and double glazing. A viewing of this property is a must! EPC Rating D \*NO CHAIN\*

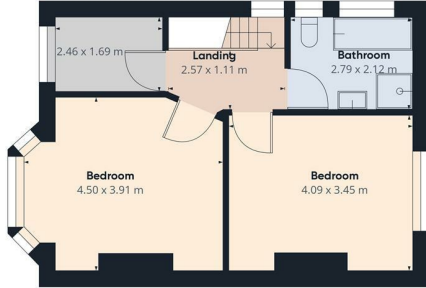
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Gas Central Heating
- Double Glazing
- Viewing Is A Must!
- EPC Rating D

### 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\*  
94.3 m<sup>2</sup>

Reduced headroom  
0.22 m<sup>2</sup>

(\*) 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.

GRAFFA360



**Energy Efficiency Rating**

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		
<b>England &amp; Wales</b>	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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