



## 52 Albion Street, Wallasey, CH45 9JH Asking Price £275,000



A beautifully presented property located in a highly regarded residential area and comprising of three bedrooms, modern kitchen, large lounge area, family bathroom and an en suite to the third bedroom. The property also benefits from gas central heating, double glazing, large rear garden and off road parking. Viewing is a must! EPC Rating B

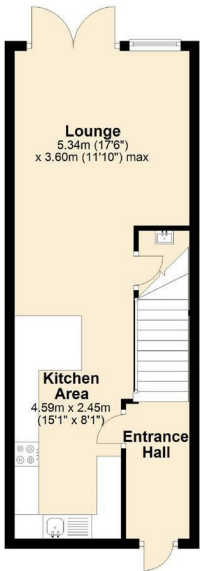
- Three Bedrooms
- End Of Terrace Property
- Large Reception Room
- Modern Kitchen
- Modern Bathroom
- En Suite Bathroom
- Large Rear Garden
- Off Road Parking
- Double Glazing
- Gas Central Heating

### Viewing

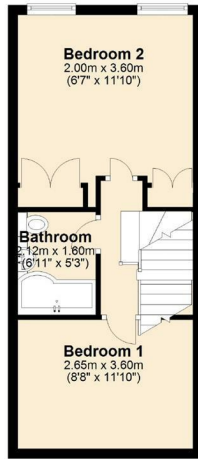
To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



**Ground Floor**  
Approx. 36.1 sq. metres (388.9 sq. feet)



**First Floor**  
Approx. 32.0 sq. metres (344.9 sq. feet)



**Second Floor**  
Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 98.4 sq. metres (1059.7 sq. feet)  
This floorplan has been designed and completed by Bakewell & Horner.  
Plan produced using PlanUp.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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