



12 Queensway, Wallasey, CH45 4QA Asking Price £237,000

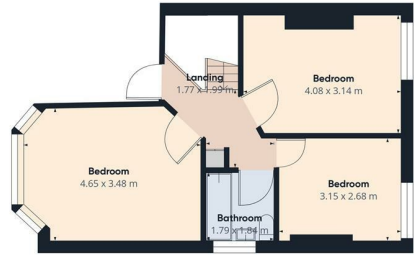
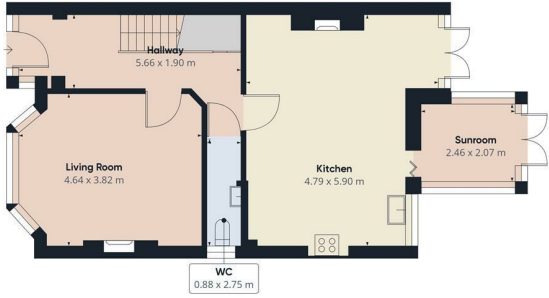


Welcoming to the sales market this great sized family home situated in a popular residential area. in brief the property comprises of four bedrooms, two reception rooms, kitchen, summer room and two bathrooms. The property also benefits from gas central heating and double glazing. Viewing advised! EPC Rating TBC

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Sun Room
- Kitchen
- Two Bathrooms
- Double Glazing
- Gas Central Heating
- The Roof Is 10 Years Old
- The Boiler Is 5 Years Old

Viewing

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



Approximate total area⁽¹⁾
105.8 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.

GRAFFE 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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