



18 Lycett Road, Wallasey, CH44 2DA Offers In The Region Of £170,000



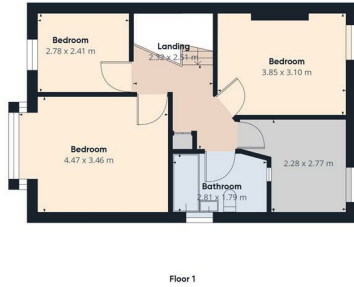
A semi detached property located in a quiet cul de sac in the heart of Wallasey Village close to local shops, schools and transport links. In brief the property comprises of four bedrooms, two reception rooms, family kitchen, downstairs wc and family bathroom. The property also boasts gas central heating, double glazing and rear garden. Viewing essential! EPC Rating TBC

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Family Kitchen
- Family Bathroom
- Downstairs WC
- Rear Garden
- Gas Central Heating
- Double Glazing
- Cul De Sac Location



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*
106.25 m²

Reduced headroom
0.5 m²

(*) 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.

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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