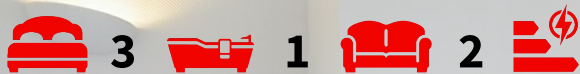




## 2 Durban Road, Wallasey, CH45 7NS Offers In The Region Of £189,950



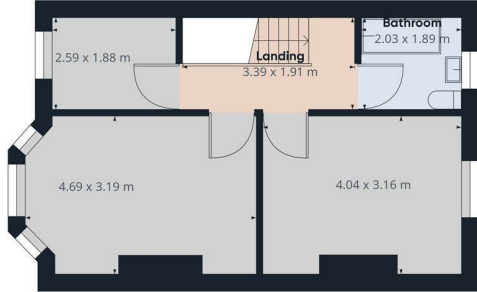
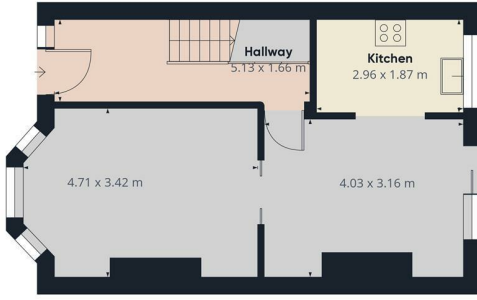
A fully refurbished property in a prime residential area that comprises of three bedrooms, two reception rooms, modern kitchen, bathroom and beautifully presented rear garden. The property also benefits from gas central heating and double glazing. This property is move in ready and needs to be viewed to be appreciated! EPC Rating D

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Modern Kitchen
- Bathroom
- Beautiful Rear Garden
- Gas Central Heating
- Double Glazing
- Sought After Location
- 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



Approximate total area<sup>†</sup>  
81.72 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.

GRAFFE 360



**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		

**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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