



## 2 Halsbury Road, Wirral, CH45 5DT Offers In The Region Of £250,000

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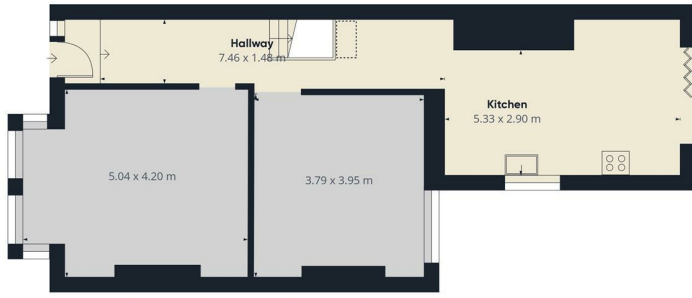
Are you looking for a property that is ready to move in to? This could be the one for you! Situated in a highly sought after residential area close to local amenities this property has been finished to an extremely high standard. In brief the property comprises of four bedrooms, two reception rooms, large modern family kitchen complete with underfloor heating and integrated appliances, large modern bathroom with separate shower enclosure which is again fitted with underfloor heating. The property also benefits from a newly installed new gas central heating system with Worcester Boiler, double glazing, full rewire and large bi fold doors leading to an Indian sandstone paved garden area. This property is a must see! EPC Rating TBC \*NO CHAIN\*

- Four Bedrooms
- End Of Terrace Property
- Two Reception Rooms
- Large Newly Fitted Kitchen
- Modern Bathroom
- Paved Rear Garden
- Double Glazing
- Gas Central Heating
- Fully Refurbished
- No Ongoing Chain

### 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\*  
127.71 m<sup>2</sup>  
Reduced headroom  
0.39 m<sup>2</sup>

(1) 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**

	Current	Potential
Vary 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
	67	44



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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