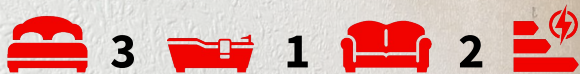




12 Braunton Road, Wallasey, CH45 5HL Offers In The Region Of £145,000



This three bedrooms family home oozes potential and would make a great first time buyers property or addition to a rental portfolio. The property is located in a prime residential area and is in need of modernization and comprises of three bedrooms, two reception rooms, kitchen, bathroom and rear garden area with outbuilding. This property is in need of double glazing and a gas central heating system. Viewing essential! EPC Rating TBC

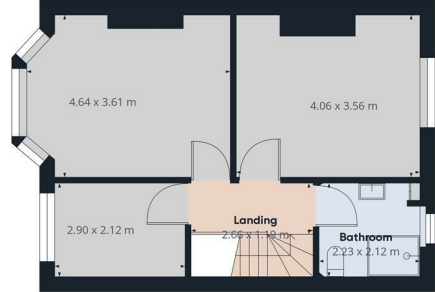
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Sought After Location
- Viewing Is A Must!
- EPC Rating TBC

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*
90.61 m²

Reduced headroom
0.51 m²

(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.

GRAFFO 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.