



## 29 Gainsborough Road, Wallasey, CH45 8PS Offers Over £215,000



A beautiful family home situated in a sought after residential area that comprises of three bedrooms, two reception rooms, dining area, kitchen, family bathroom, The property also benefits from gas central heating, double glazing and rear garden. This property has potential for off road parking to the front of the property. Viewing is a must! EPC Rating TBC

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Family Kitchen
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- Sought After Area
- 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<sup>(1)</sup>  
104.47 m<sup>2</sup>

(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) <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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