



## 25 St Marys Street, Wallasey, CH44 5TX £750 PCM

 3  1  2  D

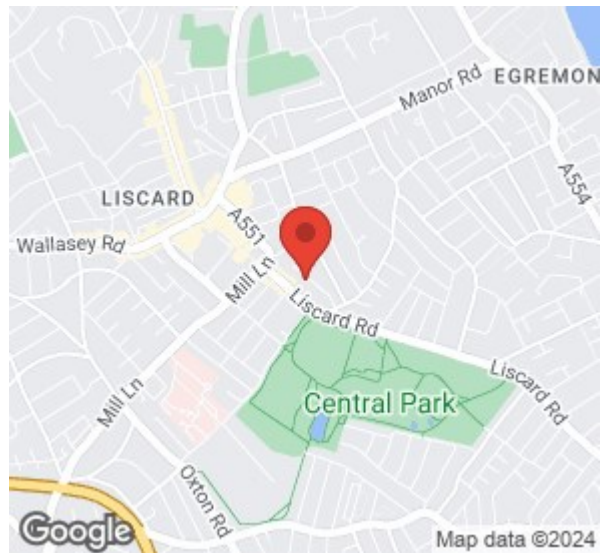
Bakewell & Horner are pleased to bring to the rental market this three bedroomed mid terraced property situated in the heart of Wallasey. In brief the property has a lounge to the front with a kitchen diner to the rear with access to a small yard. Two double bedrooms, a box room and family bathroom are situated on the first floor. The property also benefits from a gas central heating system and double glazed windows. Please note all applicants will require a working or homeowner guarantor. EPC rating D

- Three Bedroom House
- Two Reception Rooms
- Family Bathroom
- Close to Central Park
- Double Glazed
- 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



| Energy Efficiency Rating                    |  | Current | Potential               |
|---|--|---------|-------------------------|
| Vary energy efficient - lower running costs |  |         |                         |
| (92 plus) A                                 |  |         | 86                      |
| (81-91) B                                   |  |         |                         |
| (69-80) C                                   |  | 65      |                         |
| (55-68) D                                   |  |         |                         |
| (39-54) E                                   |  |         |                         |
| (21-38) F                                   |  |         |                         |
| (1-20) G                                    |  |         |                         |
| Not energy efficient - higher running costs |  |         |                         |
| <b>England &amp; Wales</b>                  |  |         | 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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