



27 Dawlish Road, Wallasey, CH44 3DR Offers In The Region Of £240,000

 3  1  2  D

Bakewell & Horner are pleased to bring to the sale market this fabulous three bedroomed semi-detached home. In brief the property comprises of a good size family lounge, spacious open plan kitchen-diner with a sunroom leading to the lawned garden. Upstairs you will find a modern bathroom and three bedrooms. The outside space is well maintained and boasts fantastic entertainment area with a bar, perfect for those summer parties. The property benefits from a gas central heating system and double glazing. EPC tbc

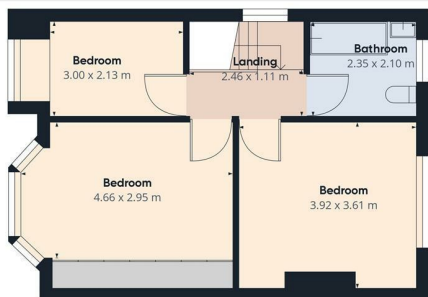
- Three Bedrooms
- Semi Detached House
- Lounge
- Sitting Room
- Kitchen
- Double Glazing
- Gas Central Heating
- Lawn Gardens & Bar Area
- EPC tbc

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*
102.08 m²
Reduced headroom
0.48 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.

GRAFFE 360



Energy Efficiency Rating

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	56	69
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.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. sales@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk/>