



5 Rugby Road, Wallasey, CH44 2BA Offers In The Region Of £280,000



A stunning family home set in a highly sought after residential area that has been finished to a high standard. In brief the property comprises of four bedrooms, two reception rooms, newly fitted kitchen, downstairs wc and family bathroom. The property also benefits from gas central heating, double glazing and good sized rear garden. Viewing is essential! EPC Rating D *NO ONWARD CHAIN*

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Downstairs WC
- Utility/Laundry Room
- Double Glazing & Gas Central Heating
- Fully Renovated
- Rear Garden

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*
114.59 m²

(*) 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.

GRAFFE360



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 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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