



## 13 Glencoe Road, Wallasey, CH45 7NT Offers In The Region Of £180,000



Welcome to Glencoe Road, Wallasey - a charming location for this delightful semi-detached house! This property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. With two bathrooms, the morning rush will be a thing of the past in this lovely abode.

As you step inside, you'll be greeted by not one, but two inviting reception rooms, offering ample space for entertaining guests or simply unwinding after a long day. The kitchen is a chef's dream, ready for you to whip up delicious meals to enjoy with loved ones.

The property features a rear yard, ideal for enjoying a morning cup of tea or hosting a summer barbecue. With gas central heating and double glazing, you can rest assured that this home will keep you warm and cosy throughout the year.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the endless possibilities that this charming property on Glencoe Road has to offer!

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Yard
- EPC Rating TBC

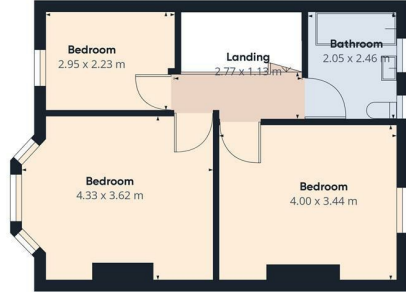
### Viewing

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\*  
88.4 m<sup>2</sup>

Reduced headroom  
0.46 m<sup>2</sup>

(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.

GRAFFE360



**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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