



## 2 Rowan court Teehey Lane, Wirral, CH63 8QY Offers In The Region Of £134,950

 2  2  1  C

Welcome to Rowan Court in the charming village of Bebington, located in the sought-after area of Wirral. This delightful two-bedroom purpose-built apartment offers a comfortable and modern living space that is sure to impress.

As you step inside, you are greeted by a spacious open plan kitchen and lounge area, perfect for entertaining guests or simply relaxing after a long day. The property boasts two bathrooms, providing convenience and privacy for you and your guests.

With parking available for one vehicle, you won't have to worry about finding a spot after a busy day out. The location of Rowan Court is highly sought after, offering a peaceful and friendly neighbourhood for you to call home.

Don't miss the opportunity to make this lovely apartment your own and enjoy the convenience and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards your new home in Bebington.

- Two Bedrooms
- Purpose Built Ground Floor Apartment
- Large kitchen/Reception Area
- Bathroom
- Double Glazing
- Gas Central Heating
- Parking Space
- Sought After Area
- EPC Rating C

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area\*  
61.96 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.

GRAFFIE 360



**Energy Efficiency Rating**

	Current	Potential
Vary 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		
<b>England &amp; Wales</b>	70	80
	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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