



## 45a Leasowe Road, Wirral, CH45 8NY £725 Per Calendar Month

 2  1  1  E

Welcome to this charming first-floor apartment located on Leasowe Road in Wallasey, Wirral. This delightful property boasts two cosy bedrooms, a well-equipped kitchen, and a modern bathroom, providing the perfect space for comfortable living.

Situated in a convenient location, this flat offers easy access to local amenities and transport links, making it ideal for those seeking a vibrant yet peaceful lifestyle. A yard adds a touch of outdoor space, perfect for enjoying a morning coffee or hosting a small gathering with friends and family.

EPC Rating E

- Two Bedrooms
- First Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Prime Location
- EPC Rating E

### 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		50	73
		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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