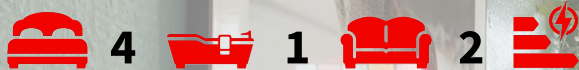




## 34 Park Road, Wallasey, CH44 9EB Offers In The Region Of £170,000



Welcome to this charming four-bedroom end of terrace property located on Park Road in the desirable area of Wallasey. This lovely home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

As you step inside, you'll find a well-appointed kitchen with ample dining space, ideal for enjoying delicious meals together. The property also features a family bathroom, ensuring convenience for all residents.

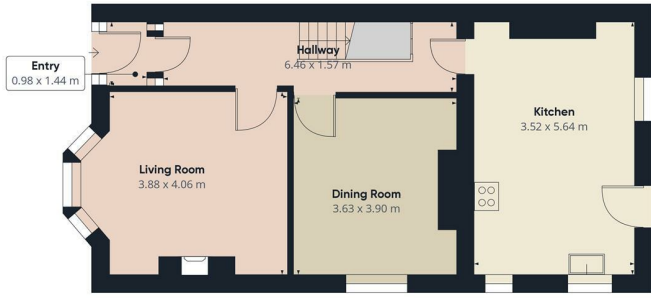
Outside, a quaint rear yard provides a lovely outdoor space where you can unwind and enjoy some fresh air.

Don't miss the opportunity to make this delightful property your new home. With its fantastic location and ample living space, this end of terrace house is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the wonderful possibilities this property holds for you and your loved ones.

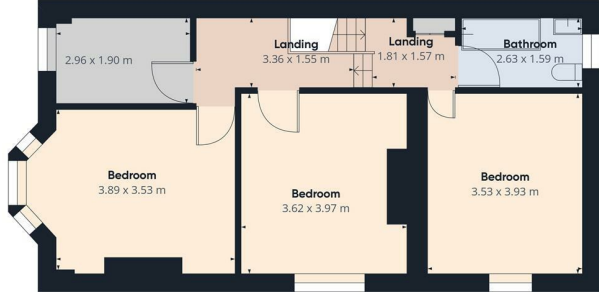
- Four Bedrooms
- End Of Terrace Property
- Two Reception Rooms
- Kitchen With Dining Area
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Rear Yard
- EPC Rating TBC

### Viewing

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



Floor 0



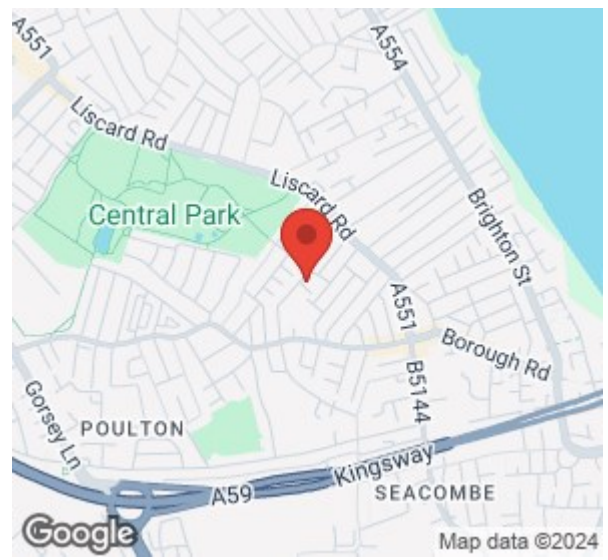
Floor 1

Approximate total area<sup>†</sup>  
122.2 m<sup>2</sup>

(†) 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.

GRAFFE 360



**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		
<b>England &amp; Wales</b>	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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