



## 36 School Lane, Wirral, CH63 2LW Offers In The Region Of £175,000



Welcome to this charming mid-terrace property located on School Lane in the delightful area of Higher Bebington, Wirral. This lovely house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, a couple, or even for those who desire a guest room or home office.

The property features a bright and airy sunroom, ideal for enjoying a cup of tea in the morning or unwinding with a good book in the afternoon. The bathroom is well-appointed and provides all the necessary amenities for your daily routines.

Situated in the heart of Higher Bebington, this home offers a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities and transport links. Whether you're looking for a starter home, a downsizing opportunity, or an investment property, this mid-terrace house has the potential to be the perfect fit for you.

Don't miss out on the chance to own a piece of this sought-after neighbourhood. Contact us today to arrange a viewing and envision the possibilities that this charming property has to offer.

- Mid-Terrace
- Two Double Bedrooms
- Beautiful Lounge
- Modern Fitted Kitchen
- Sunroom
- Fitted Bathroom Suite
- Upstairs WC
- Down Stairs Cloak

### 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) <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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>