



## 52 Gorse Lane, Wallasey, CH44 4AF Best Offers Over £149,950

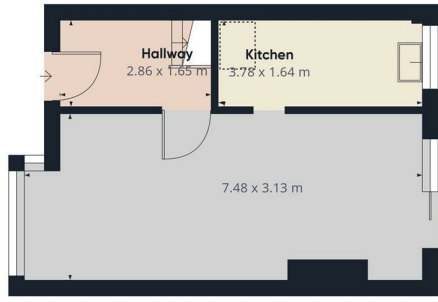
 3  1  2  D

Situated in a quiet cul de sac in a sought after residential area and comprising of three bedrooms, one large through reception room, kitchen, modern bathroom, rear garden and off road parking. The property also benefits from gas central heating and double glazing. Viewing is a must! EPC Rating D

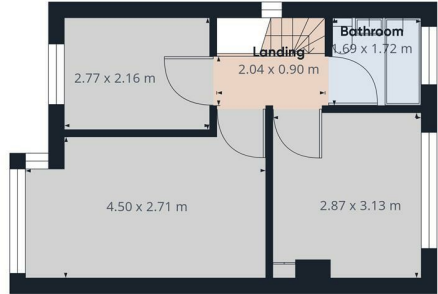
- Three Bedrooms
- End Of Terrace Property
- One Large Reception Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Garden
- Off Road Parking
- EPC Rating d

### 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\*  
65.94 m<sup>2</sup>

Reduced headroom  
0.6 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>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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/>