



## 31 Greenleas Close, Wallasey, CH45 8JF £1,650 Per Calendar Month



Welcome to Greenleas Close, Wallasey - a charming detached house built in 2000 that boasts a generous living space. This property offers ample room with 3 reception rooms and 4 bedrooms, providing plenty of space for a growing family or those who love to entertain.

Situated in a sought-after location, this home not only offers comfort and space but also convenience. The presence of a garage ensures that parking will never be an issue, while the large rear garden provides a perfect outdoor retreat for relaxation or social gatherings.

With its classic detached design and ample living space, this property on Greenleas Close is a rare find that combines modern comfort with traditional charm. Don't miss the opportunity to make this house your home and enjoy the best of what Wallasey has to offer. EPC Rating TBC

- Four Bedrooms
- Detached Family Home
- Three Reception Rooms
- Kitchen
- Bathroom
- Large Rear Garden
- Double Garage
- Sought After Location
- Double Glazing & Gas Central heating
- 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\*  
131.42 m<sup>2</sup>

Reduced headroom  
0.03 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.

GRAFFI 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		
	73	82

England & Wales

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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