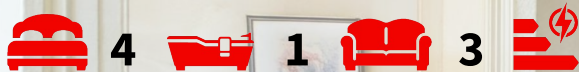




## 58 Rice Lane, Wallasey, CH44 0DQ Offers In The Region Of £95,000



Welcome to this charming four-bedroom semi-detached family home located on Rice Lane in Wallasey. This property offers great potential for those looking to create their dream home.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property boasts four well-proportioned bedrooms, offering plenty of room for a growing family or for those in need of a home office or hobby space.

Although the property is in need of some works, this presents a fantastic opportunity for you to put your own stamp on the place and create a home tailored to your tastes and needs. The kitchen and bathroom provide a solid foundation for your renovation project, allowing you to design these spaces exactly how you envision them.

Outside, the property features a rear yard area, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

Don't miss out on the chance to transform this property into the home you've always dreamed of. Contact us today to arrange a viewing and start envisioning the possibilities that this wonderful family home has to offer.

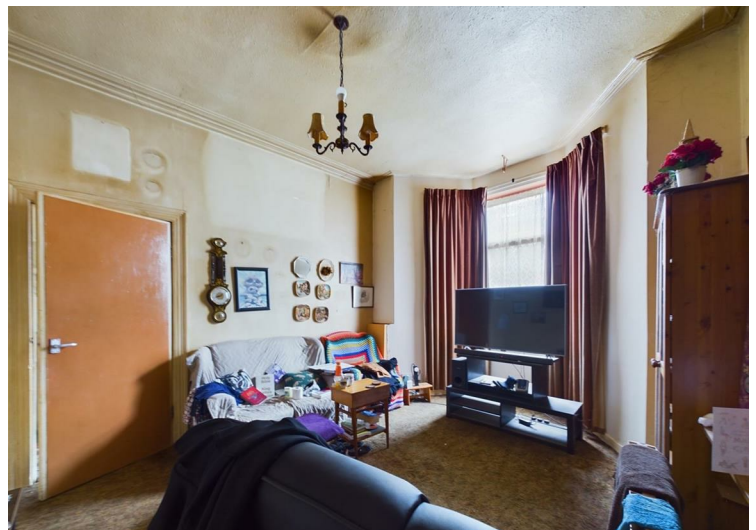
- Four Bedrooms
- Semi Detached Property
- Three Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- In Need Of Refurbishment
- Viewing Essential!
- EPC Rating TBC

### Viewing

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



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>		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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