



## 8 York Avenue, Wallasey, CH44 9ER £750 Per Calendar Month



Welcome to this charming three-bedroom mid-terrace property located in the lovely area of Wallasey. This delightful home boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll be greeted by a cosy kitchen, perfect for preparing delicious meals to enjoy in the comfort of your new home. The property also features a well-maintained bathroom, ensuring convenience for you and your family.

Outside, a quaint rear yard offers a lovely outdoor space where you can unwind and enjoy some fresh air. Whether you're looking to host a summer barbecue or create a peaceful garden retreat, this space provides endless possibilities.

With its ideal location in Wallasey, this property offers easy access to local amenities, schools, and transport links, making it a perfect choice for families or professionals looking for a convenient and comfortable place to call home.

Don't miss out on the opportunity to make this charming mid-terrace house your own. Book a viewing today and start envisioning the wonderful memories you could create in this inviting property. EPC Rating TBC

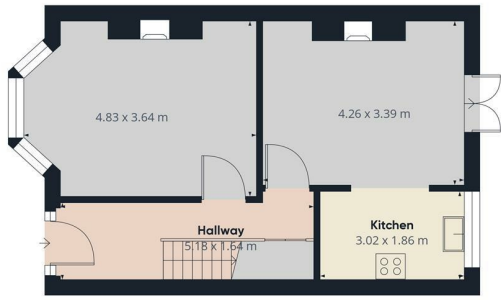
- Three Bedrooms
- Mid Terrace House
- Lounge
- Dining Room
- Open Plan Kitchen
- Patio Doors To Patio Garden
- Upvc Double Glazing
- Gas Central Heating
- EPC Rating TBC



### 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\*\*  
88.63 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.

GRAFFE360



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			
England & Wales		EU Directive 2002/91/EC	



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