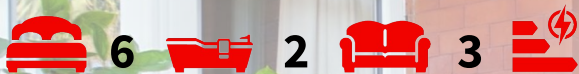




## 17 Beresford Road, Wallasey, CH45 0JJ Offers In The Region Of £390,000



Welcome to Beresford Road, Wallasey - a prime location for this stunning semi-detached house! This property boasts six spacious bedrooms, perfect for a growing family or those who love to have guests over. With two bathrooms, there will be no more waiting in line during the morning rush.

As you step inside, you'll be greeted by not one, not two, but three reception rooms! Plenty of space to entertain, relax, or turn into your dream home office. The large rear garden is ideal for summer barbecues, children's playtime, or simply enjoying a cup of tea in the fresh air.

Parking is always a breeze with space for two vehicles, making those grocery shopping trips a lot easier. This property truly offers the best of both worlds - a peaceful retreat in a bustling area.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the endless possibilities that this property has to offer!

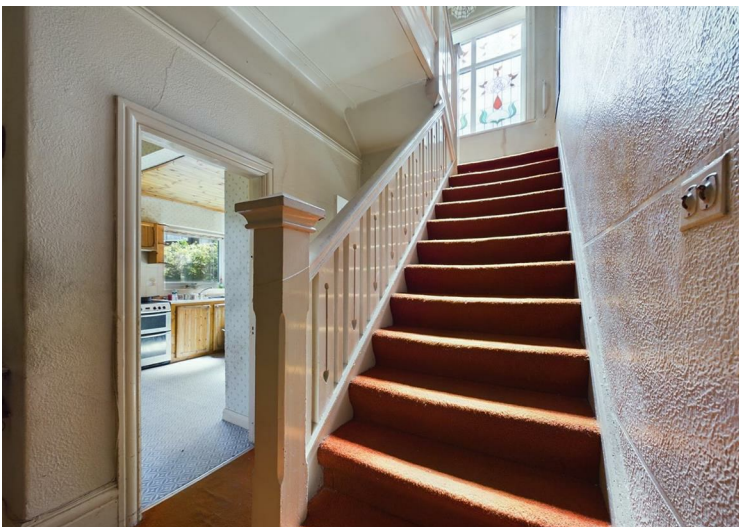
- Six Bedrooms
- Semi Detached
- Tree Reception Rooms
- Kitchen
- Bathroom
- Downstairs WC
- Rear Garden
- Off Road Parking
- This Property Requires Modernization
- EPC Rating D

### Viewing

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



| 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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