



## 8 Halton Road, Wallasey, CH45 4PY Offers In The Region Of £175,000



Halton Road, Wallasey - a charming location for this period semi-detached house that boasts two reception rooms, three bedrooms, and a lovely rear garden.

Upon entering this delightful property, you are greeted by two spacious reception rooms that offer ample space for entertaining guests or simply relaxing with your loved ones. The kitchen provides the perfect setting for creating culinary delights to be enjoyed in the comfort of your new home.

Upstairs, you will find three cosy bedrooms, ideal for a growing family or those in need of extra space. The shower room offers a tranquil retreat where you can unwind after a long day.

Stepping outside, the rear garden provides a peaceful oasis where you can enjoy the fresh air and perhaps cultivate your own green haven.

This property on Halton Road truly offers the best of both worlds - a period charm combined with modern comforts, creating a warm and inviting atmosphere for you to call home. Don't miss the opportunity to make this house your own and experience the joys of living in this wonderful abode.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- Sought After Area
- EPC Rating TBC

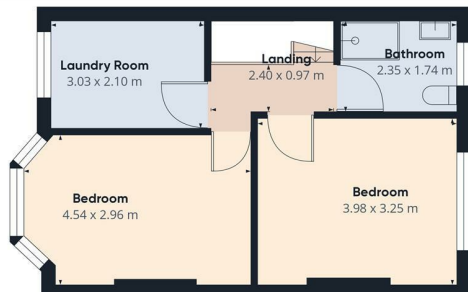
### Viewing

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\*  
78.01 m<sup>2</sup>

(1) 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.

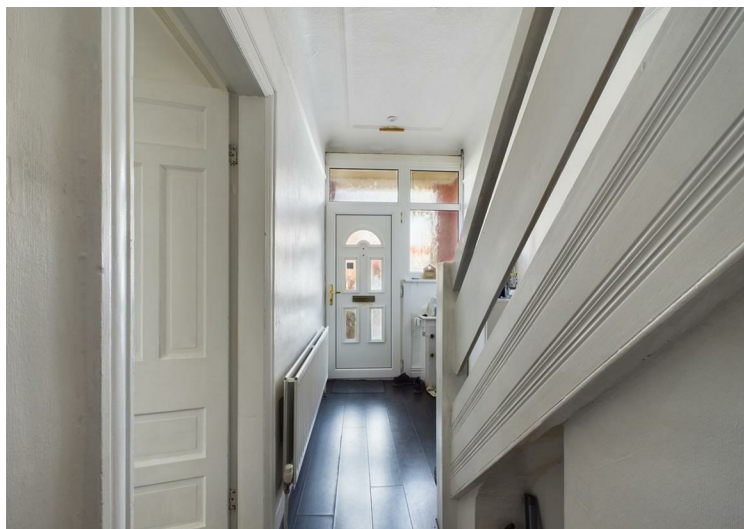
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**Energy Efficiency Rating**

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		
<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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