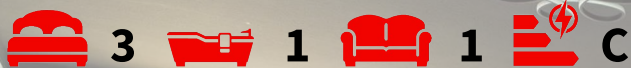




331 New Hey Road, Wirral, CH49 9BU Offers In The Region Of £130,000



A Three-bedroom mid-terrace property located on New Hey Road in Woodchurch. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. The property also features a well-equipped kitchen, ideal for preparing delicious meals to enjoy in the comfort of your new home.

With three cosy bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. The bathroom provides a convenient and modern space for your daily routines.

One of the highlights of this property is the large rear garden, offering a lovely outdoor space where you can unwind, host summer barbecues, or simply enjoy the fresh air. Imagine sipping your morning coffee or reading a book in this peaceful setting.

Don't miss the opportunity to make this lovely terraced house your new home. Book a viewing today and envision the wonderful possibilities that await you at New Hey Road.

- Three Bedrooms
- Mid Terrace Property
- One Large Reception Room
- Kitchen
- Bathroom
- Gas Central Heating & Double Glazing
- Residents Off Road PARKING To The Front Aspect
- Large Rear Garden
- Integral Store Room
- EPC Rating C

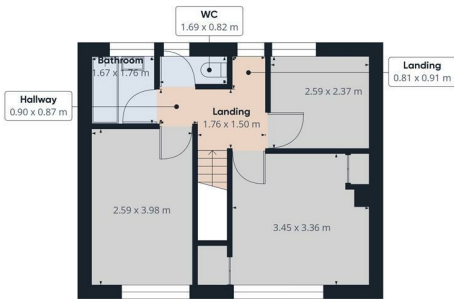
Viewing

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



Hallway
1.95 x 1.24 m

Floor 0



Hallway
0.90 x 0.87 m

WC
1.69 x 0.82 m

Bathroom
1.67 x 1.76 m

Landing
1.76 x 1.50 m

Landing
0.81 x 0.91 m

Bedroom
2.59 x 2.37 m

Bedroom
2.59 x 3.98 m

Bedroom
3.45 x 3.36 m

Floor 1

Approximate total area*
68.76 m²
Reduced headroom
0.06 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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) A		87
(81-91) B	73	
(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	



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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