



37 Coronation Avenue, CH45 5EL Offers In The Region Of £105,000



Located on Coronation Avenue in Wallasey! This newly decorated property boasts two bedrooms, perfect for a small family or those looking for a bit of extra space. The apartment features a cosy reception room, ideal for relaxing or entertaining guests, with a kitchen just off it for convenience.

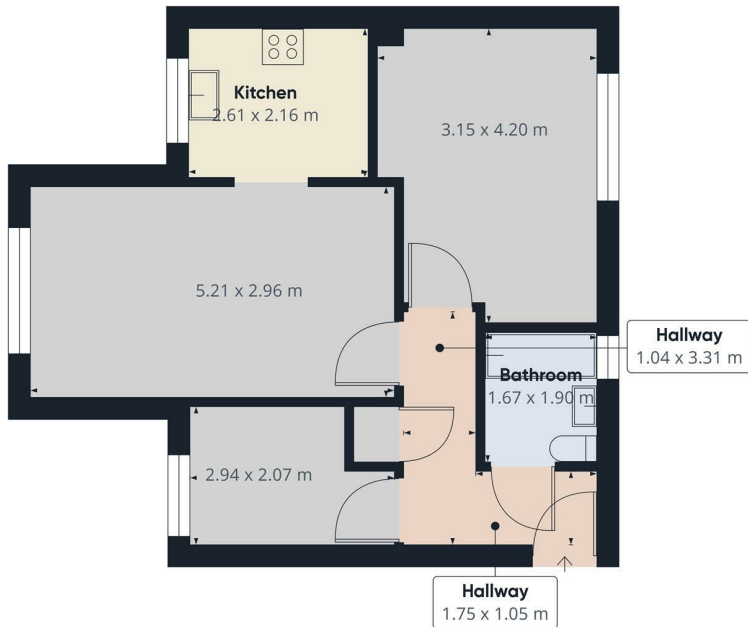
Situated on the first floor in a popular residential area, this property is just a short stroll away from the beautiful New Brighton promenade, offering stunning views and a relaxing atmosphere. Additionally, the house comes with a parking space, ensuring you never have to worry about finding a spot for your vehicle.

Whether you're looking for a new family home or a cozy space to call your own, this property on Coronation Avenue offers comfort, convenience, and a fantastic location. Don't miss out on the opportunity to make this property your own!

- Two Bedrooms
- Purpose Built Apartment
- One Reception Room
- Kitchen
- Bathroom
- Storage Cupboard
- Double Glazing
- Heating
- Parking
- EPC Rating B

Viewing

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



Approximate total area*
47.66 m²

(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.
GIRAFFE360



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very 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	



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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