



## 1 Wetherby Avenue, Wallasey, CH45 8PN Offers In The Region Of £210,000



This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

The property features a bathroom, ensuring convenience and comfort for all residents. Additionally, the rear garden offers a lovely outdoor space where you can enjoy the fresh air and perhaps even cultivate a beautiful garden of your own.

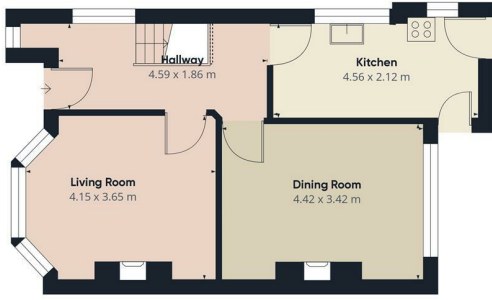
One of the standout features of this home is the off-road parking, providing ease and security for your vehicles. No more worrying about finding a parking spot after a long day - simply pull up to your own designated space right outside your door.

Don't miss out on the opportunity to make this lovely house your own. Whether you're looking to settle down in a peaceful neighbourhood or seeking a place to raise a family, this property on Wetherby Avenue has all the potential to be your dream home. Book a viewing today and step into the next chapter of your life in this wonderful abode.

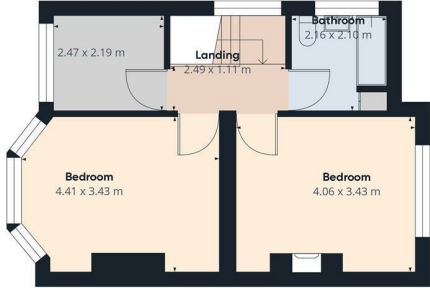
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Off Road Parking To The Front Aspect
- Double Glazing
- Gas Central Heating
- EPC Rating E

### 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\*  
88.33 m<sup>2</sup>  
Reduced headroom  
0.04 m<sup>2</sup>

(\*) 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.

GRAFFE 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		

**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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