



## 1 Clare Crescent, Wallasey, CH44 2DL Offers In The Region Of £295,000



Nestled in the charming Clare Crescent of Wallasey, this stunning four-bedroom semi-detached property is a true gem waiting to be discovered. Boasting two spacious reception rooms, perfect for entertaining guests or simply unwinding after a long day, this home offers ample space for all your needs.

As you step inside, you'll be greeted by a warm and inviting atmosphere, with a family bathroom and a convenient downstairs WC adding to the practicality of this lovely abode. The large rear garden is a delightful feature, providing a tranquil outdoor space for relaxation or outdoor gatherings.

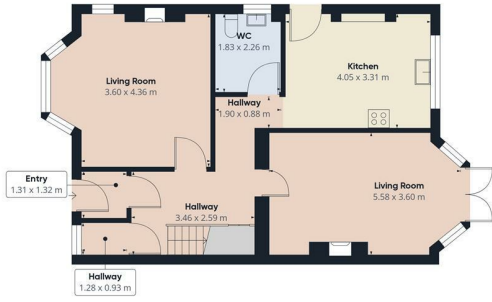
Convenience is key with off-road parking available for one vehicle, ensuring you never have to worry about finding a spot after a long day out. Whether you're looking for a family home with room to grow or simply seeking a comfortable living space, this property ticks all the boxes.

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

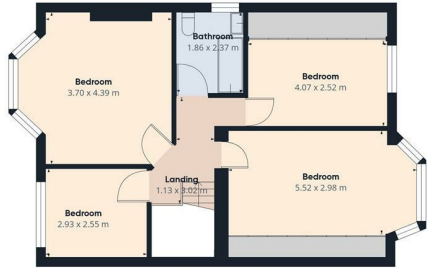
- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Family Kitchen
- Family Bathroom
- Downstairs WC
- Large Rear Garden
- Off Road Parking
- Sought After Location
- EPC Rating TBC

### 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\*  
133.88 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.

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		
<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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