



2 Arlington Road, Wallasey, CH45 3HX

Asking Price £299,950

 3  1  3  E

Arlington Road, Wallasey - a charming three-bedroom detached property nestled in a sought-after cul-de-sac location. This delightful home boasts not just one, but three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll be greeted by a cosy laundry. The property features three well-appointed bedrooms, providing comfortable living spaces for the whole family.

With parking available for one vehicle, you'll never have to worry about finding a spot after a long day at work. The convenience of this feature cannot be overstated in today's busy world.

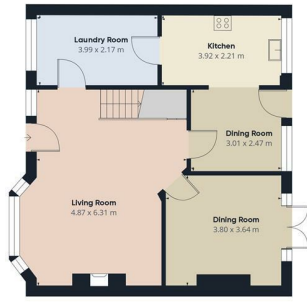
Located in a desirable area, this property offers the perfect blend of tranquillity and accessibility. Whether you're looking to enjoy a peaceful evening at home or explore the vibrant surroundings, Arlington Road has something for everyone.

Don't miss out on the opportunity to make this charming house your new home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property.

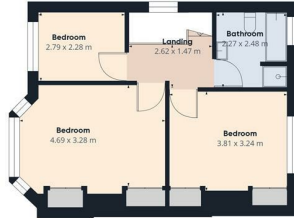
- Three Bedrooms
- Detached Property
- Three Reception Rooms
- Laundry Room
- Kitchen
- Bathroom
- Rear Garden
- Off Road Parking
- Sought After Location
- EPC Rating E

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*
112.14 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.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		50
(55-68) D		
(39-54) E		
(21-38) F		G
(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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