



## 1A Orrell Road, Wallasey, CH45 1HX Offers In The Region Of £110,000



This ground floor two-bedroom apartment located on Orrell Road in Wallasey. This property boasts a private garden area, one reception room, two cosy bedrooms, and a well-appointed bathroom, this apartment is move-in ready, allowing you to settle in quickly and start enjoying your new home right away.

Situated just a short distance from the New Brighton Promenade, you can take leisurely strolls along the waterfront, enjoy the fresh sea breeze, and take in the stunning views at your convenience.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this apartment is ideal for both. Its convenient location, combined with its move-in ready status, makes it a desirable choice for those looking for a comfortable and welcoming living space.

- Two Bedrooms
- Ground Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Garden
- Double Glazing
- Gas Central Heating
- 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



Energy Efficiency Rating		Current	Potential
Vary 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			
<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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