



27 Sandy Lane, Wallasey, CH45 3JY Offers Over £300,000



This three-bedroom semi-detached property located on Sandy Lane in the sought-after area of Wallasey. This lovely home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

With three cosy bedrooms, there's plenty of space for everyone to enjoy their own private retreat. The property also features a well-maintained bathroom, ensuring convenience for all residents.

Situated close to local schools and excellent transport links, this home is ideal for families looking for convenience and accessibility. The added bonus of a garage and off-road parking for two vehicles makes coming home a breeze.

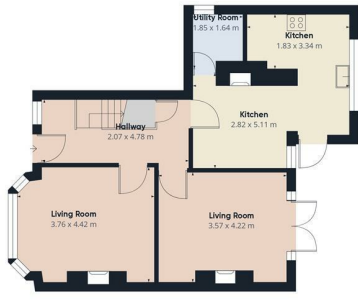
Step outside to discover a delightful rear garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. The property is beautifully presented, offering a warm and welcoming atmosphere from the moment you walk through the door.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of this wonderful property on Sandy Lane.

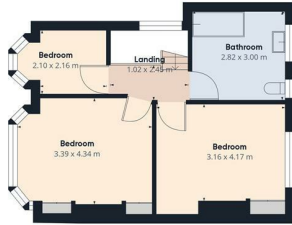
- Three Bedrooms
- Semi Detached Family Home
- Family Bathroom
- Kitchen With Dining Area
- Utility Area
- Rear Garden
- Off Road Parking
- Garage
- Sought After Location
- EPC Rating D

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*
107.34 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.

GRAFFE 360



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.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. sales@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk/>