



31 Hartismere Road, Wallasey, CH44 9DT Offers Over £100,000



A mid-terrace house located on Hartismere Road in Wallasey. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

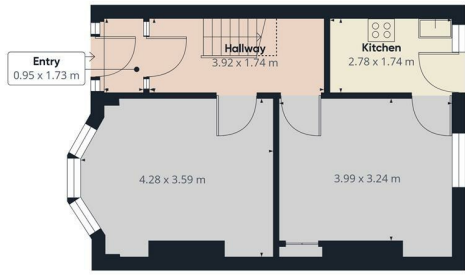
Spanning across 1,109 sq ft, this property offers a comfortable living space with great potential. Although it is in need of modernization, this presents an exciting opportunity for you to put your own stamp on the property and create the home of your dreams.

Situated in a desirable location, this house provides easy access to local amenities, schools, and transport links, making it a convenient choice for anyone looking to settle in this area. Don't miss out on the chance to transform this property into a beautiful and cosy home. Contact us today to arrange a viewing and start envisioning the possibilities!

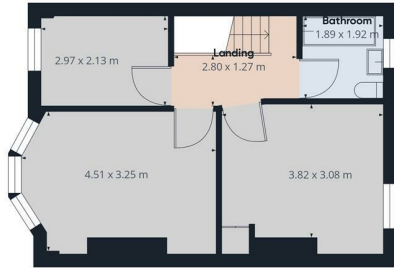
- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- In Need Of Refurbishment
- EPC Rating C

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

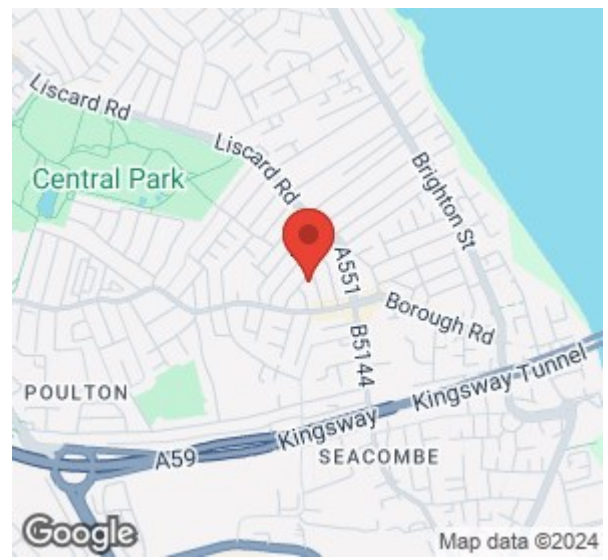
Approximate total area*
82.33 m²
Reduced headroom
0.47 m²

(*) 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) 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/>