



46 Lymington Road, Wallasey, CH44 3EF

Asking Price £299,950



A four bedroom semi detached property set in a desirable area that boasts a mix of both contemporary and original features. This great sized family home is move and ready and comprises four bedrooms, two reception rooms, kitchen, utility room and large rear garden. The property also benefits from gas central heating and double glazing.

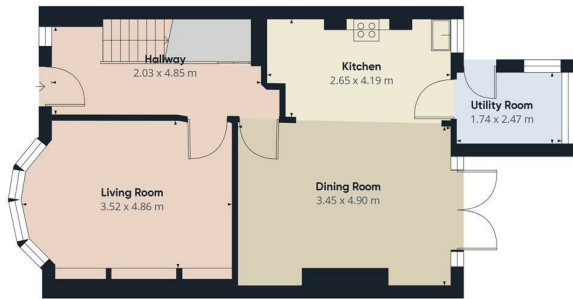
A viewing of this well maintained property is highly recommended to fully appreciate all that is on offer.

EPC Rating F

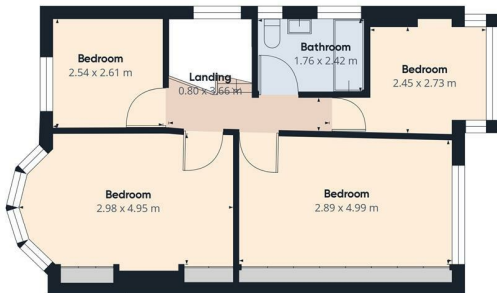
- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Utility Room
- Rear Garden
- Double Glazing
- Gas Central Heating
- EPC Rating F

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*
113.44 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(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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