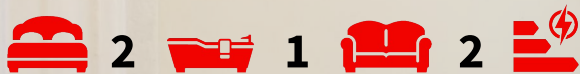




## 3 Belmont Road, Wallasey, CH45 2LB Offers In The Region Of £195,000



Belmont Road, Wallasey - a charming two-bedroom end terrace house that is sure to capture your heart! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Situated just a stone's throw away from the picturesque New Brighton promenade, this home offers not just a place to live, but a lifestyle by the sea. Imagine taking leisurely strolls along the promenade, enjoying the fresh sea breeze, and taking in the stunning views - all right at your doorstep.

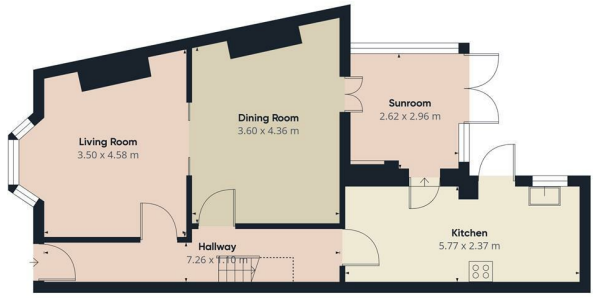
The sought-after location of this property ensures that you are not just buying a house, but investing in a community. With two cosy bedrooms, this home is ideal for a small family, a couple, or even as a peaceful retreat by the coast.

Don't miss out on the opportunity to own this lovely two-bedroom terrace property in such a desirable area.

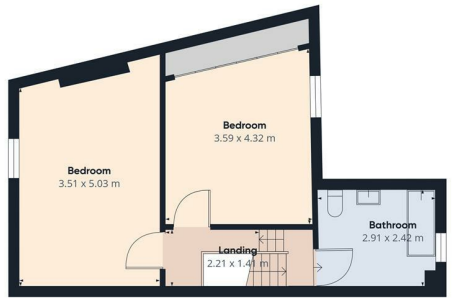
- Two Bedrooms
- End Of Terrace Property
- Two Reception Rooms
- Conservatory
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- EPC Rating D

### 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\*  
106.34 m<sup>2</sup>  
Reduced headroom  
0.98 m<sup>2</sup>

(1) 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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