



## 11 Vernon Avenue, Wallasey, CH44 7ES Best Offers Over £85,000

This two-bedroom semi-detached house located on Vernon Avenue in Wallasey. This property is perfect for first-time buyers looking to step onto the property ladder or savvy investors seeking a great opportunity.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The house boasts two well-proportioned bedrooms, offering ample space for a small family, guests, or even a home office.

The property features a bathroom, ensuring convenience for all residents. Additionally, the good-sized rear yard provides a lovely outdoor space where you can enjoy a morning coffee or host summer barbecues with friends and family.

Don't miss out on the chance to own this lovely semi-detached house in a sought-after location. Contact us today to arrange a viewing and make this property your new home!

# 11 Vernon Avenue, Wallasey, CH44 7ES

## Best Offers Over £85,000



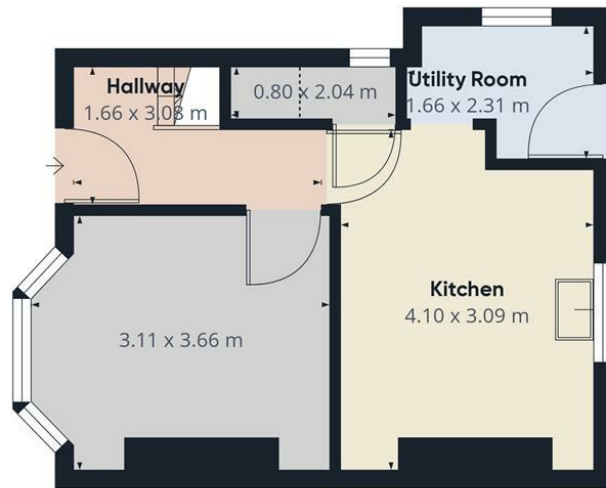
- Two Bedrooms
- Kitchen
- Double Glazing
- EPC Rating D
- Semi Detached Property
- Bathroom
- Rear Yard
- One Reception Room
- Gas Central Heating
- NO CHAIN!



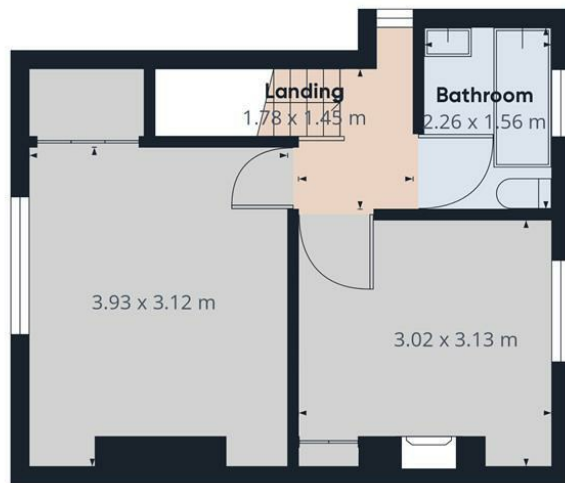
**Directions**

**T. 0151 638 6313**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
58.76 m<sup>2</sup>

Reduced headroom  
0.63 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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