



## 13 Haydock Road, Wallasey, CH45 7QX

### Asking Price £279,950

 4  2  2  E

Nestled in the desirable area of Haydock Road, Wallasey, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is perfect for those who require ample living space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed to provide a warm and welcoming atmosphere, making it easy to create lasting memories with family and friends. The convenience of a downstairs WC adds to the practicality of the home, ensuring that everyday living is both comfortable and efficient.

The property features two bathrooms, catering to the needs of a busy household and providing a private sanctuary for all family members. The rear yard offers a delightful outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Downstairs WC
- Double Glazing
- Gas Central Heating
- EPC Rating E
- NO CHAIN!

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





Approximate total area\*\*  
130.05 m<sup>2</sup>

(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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>50</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>15</b>
(1-20) <b>G</b>		
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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