



E Montpelier Crescent, Wallasey, CH45 9JZ

Offers Over £199,950

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Entrance Hall

Storage cupboard, two doors.

Lounge

16'0" x 16'0" (4.87m x 4.87m)

Window to side, fireplace, door to:

Kitchen/Dining Room

12'1" x 11'7" (3.69m x 3.54m)

Window to rear, door to:

Bedroom 1

12'1" x 16'0" (3.69m x 4.87m)

Window to rear, door to:

Bedroom 2

10'3" x 16'0" (3.13m x 4.87m)

Window to side, door to:

En-suite Shower Room

Door to:

Bathroom

Window to rear, door to:

Balcony

3'10" x 9'8" (1.16m x 2.94m)

Door to:





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
85.75 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.

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