



## 6 West Street, Wallasey, CH45 4LY Offers In The Region Of £135,000



This two-bedroom mid-terrace house located on West Street in the sought-after area of Wallasey. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

The house features two cosy bedrooms, ideal for a small family or as a comfortable space for guests. The bathroom provides convenience and functionality for your daily needs.

Although this property is in need of some modernization, it presents a fantastic opportunity for you to unleash your creativity and design a home tailored to your taste and style. The small rear yard offers a quaint outdoor space where you can enjoy a morning coffee or create a lovely garden retreat.

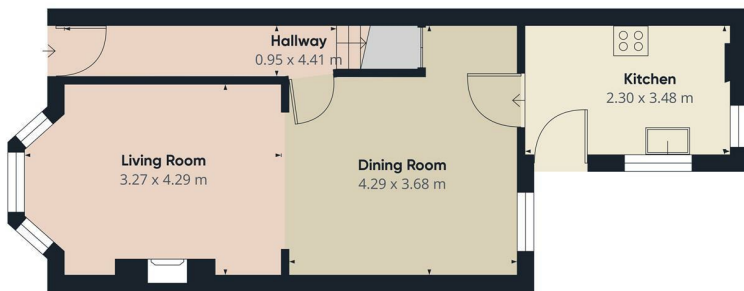
Don't miss out on the chance to own a property in this desirable location. With a bit of vision and effort, this house could be transformed into the home of your dreams. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.

- Two Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- Sought After Location
- EPC Rating TBC

### 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\*\*  
76.55 m²

(1) Excluding balconies and terraces.

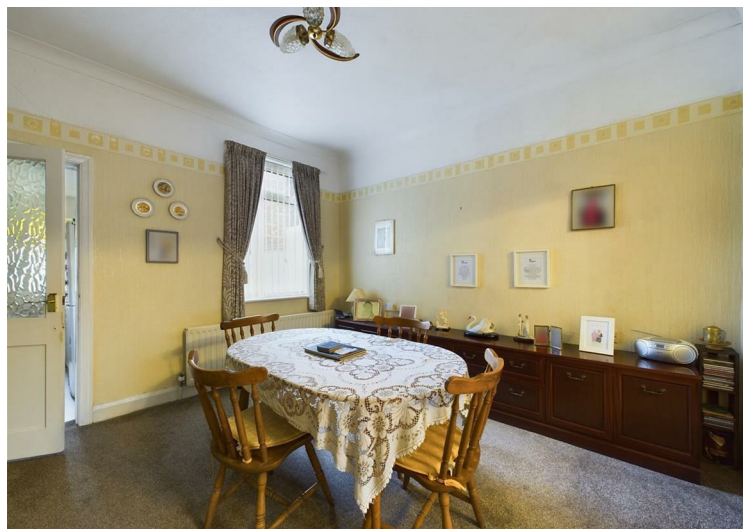
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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	



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