



## 24 The Oval, Wirral, CH45 6UY

### Asking Price £325,000

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Located in the desirable area of The Oval, Wallasey, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The kitchen, complete with a utility room, is both functional and inviting, making it a delightful space for culinary pursuits. The property boasts two bathrooms, which is a significant advantage for busy households, allowing for a seamless morning routine.

Outside, the property is complemented by front, rear, and side gardens, providing a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. Additionally, a garage offers secure storage or parking, while the driveway accommodates parking for two vehicles, ensuring convenience for you and your guests.

This home is not only well-appointed but also situated in a friendly neighbourhood, making it a wonderful place to settle down. With its combination of space, functionality, and outdoor charm, this semi-detached house at The Oval is a fantastic opportunity for anyone looking to make a new home in Wallasey.

- Three Bedrooms
- Semi Detached Property
- Two Bedrooms
- Kitchen With Utility Room
- Bathroom
- Garage
- Rear Yard
- Rear Garden
- Sought After Location
- 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





Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
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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