



## 24 Kenwyn Road, Wallasey, CH45 4LS Offers Over £190,000

 3  1  2  D

Nestled on the charming Kenwyn Road in Wallasey, this beautifully modernised end terrace house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The heart of the home is undoubtedly the newly fitted kitchen, which boasts contemporary design and functionality, ensuring that cooking and dining experiences are both enjoyable and efficient. The modern bathroom complements the overall aesthetic of the house, providing a serene space for unwinding after a long day.

Situated in a good location, this property benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. The combination of modern features and a welcoming atmosphere makes this end terrace house a must-see for anyone looking to settle in Wallasey. Don't miss the opportunity to make this lovely home your own.

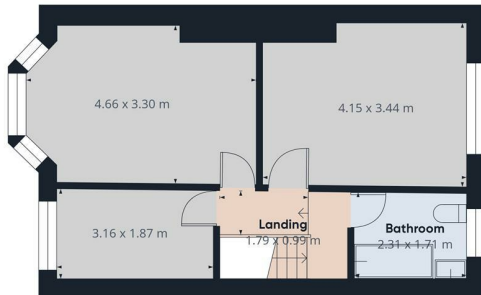
- Three Bed House
- Great Location
- Recently Refurbished
- New Fitted Kitchen
- New Bathroom
- Perfect First Home
- EPC D
- New Boiler

### 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\*\*  
82.47 m<sup>2</sup>

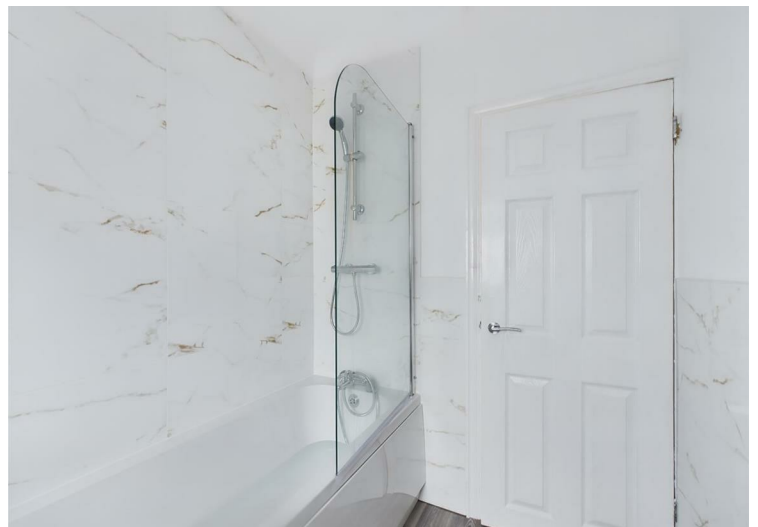
(1) Excluding balconies and terraces.

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
Vary energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(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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