



4 Westbourne Road, Wallasey, CH44 2EW

Asking Price £230,000



Westbourne Road in Wallasey, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern kitchen, which is complemented by a convenient utility area, making daily chores a breeze.

The property boasts a bright and airy conservatory, providing an excellent space to enjoy the garden views throughout the year. The rear garden is a lovely outdoor retreat, perfect for family gatherings or quiet evenings under the stars. Additionally, the front aspect features off-road parking for one vehicle, ensuring convenience for you and your guests.

The three well-proportioned bedrooms offer ample space for rest and relaxation, while the modern bathroom adds a touch of luxury to your daily routine. This semi-detached home is not only practical but also exudes a warm and inviting atmosphere, making it an ideal choice for families or professionals alike.

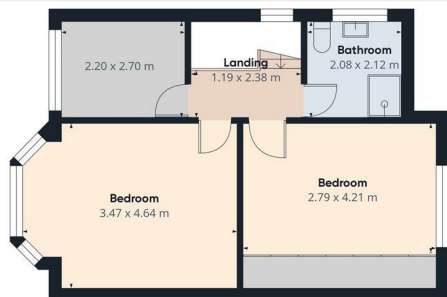
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Conservatory
- Bathroom
- Rear Garden
- Off Road Parking
- Viewing Essential!
- EPC Rating TBC

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**
88.82 m²

(1) Excluding balconies and terraces.

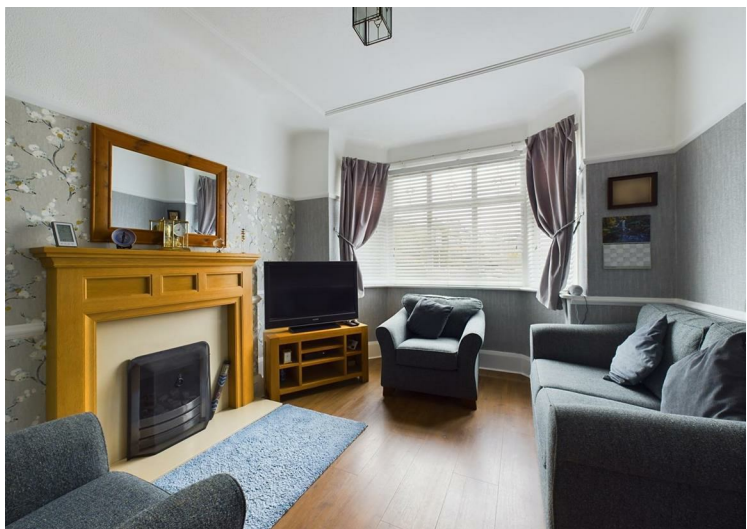
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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