



80 Magazine Lane, Wallasey, CH45 1LX Offers Over £300,000

 4  2  2  D

Nestled on Magazine Lane in Wallasey, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that you can host gatherings with ease.

One of the standout features of this home is the stunning views over Vale Park, allowing you to enjoy the beauty of nature right from your windows. The property also boasts two modern bathrooms, catering to the needs of a busy household and providing a touch of luxury to your daily routine.

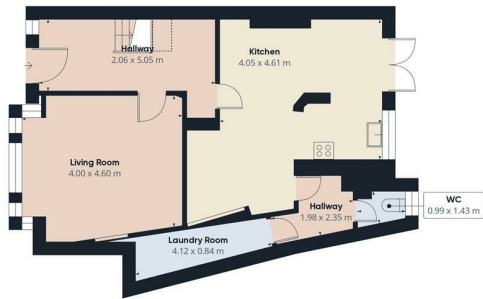
Step outside to discover a lovely rear yard, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air. The location is particularly appealing, as it is just a short walk from the vibrant New Brighton promenade. Here, you can indulge in seaside strolls, enjoy local eateries, and take in the picturesque views of the coast.

This property presents an excellent opportunity for those looking to settle in a friendly community while being close to the amenities and attractions that Wallasey has to offer. With its spacious layout, beautiful surroundings, and proximity to the promenade, this home is sure to capture your heart. Don't miss the chance to make it your own.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- WC & Laundry Room
- Rear Court Yard
- Sought After Location
- Half Boarded Loft With Fitted Loft Ladder
- 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



Floor 0



Floor 1

Approximate total area⁹
106.55 m²
Reduced headroom
0.46 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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.

GRAFFE 360



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	61	74
		EU Directive 2002/91/EC



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