



47a Arrowe Park Road, Wirral, CH49 0UB

Asking Price £89,000



Situated in charming Upton Village, this delightful two-bedroom apartment on Arrowe Park Road offers a perfect blend of comfort and convenience. Just a few minutes away from Arrowe Park Hospital and a variety of local shops and restaurants, this property is ideally situated for those seeking a vibrant community atmosphere.

Upon entering, you will be greeted by a tastefully redecorated interior, featuring brand new fitted carpets that enhance the warmth and appeal of the living space. The apartment boasts a spacious reception room, which is perfect for relaxation or entertaining guests. French doors open onto a private, sunny balcony area, providing an ideal spot to enjoy your morning coffee or unwind in the evening sun.

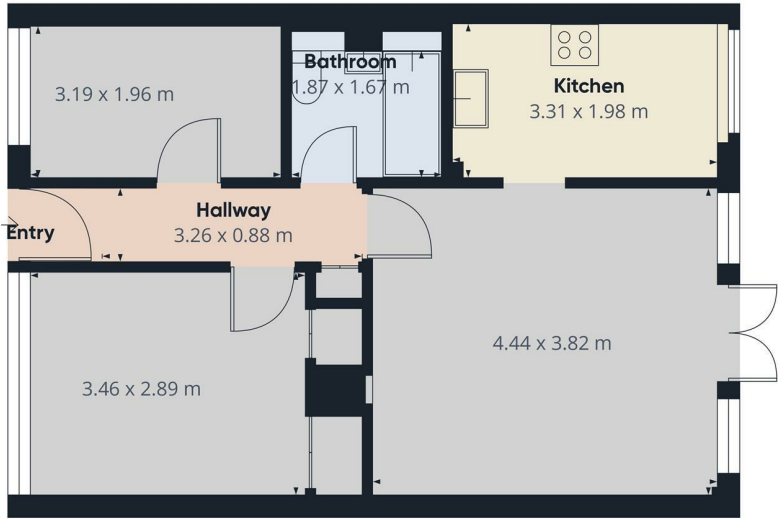
The property includes two well-proportioned bedrooms, ensuring ample space for both rest and study. The modern bathroom is designed for both functionality and style, catering to all your daily needs. Additionally, the apartment benefits from private off-road parking, ensuring that your vehicle is secure and easily accessible.

For those who require easy transport links, this location offers convenient access to Liverpool, making it an excellent choice for commuters. The rear patio area further enhances the outdoor living experience, providing a peaceful retreat to enjoy the fresh air.

- CASH BUYERS ONLY
- First Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Balcony
- Designated Parking
- Vacant Possession
- NO CHAIN!
- 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



Approximate total area**
48.72 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
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(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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