



## 15 Bletchley Avenue, Wallasey, CH44 2EH

### Offers In The Region Of £220,000



Bletchley Avenue, Wallasey, this delightful 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 inviting reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The property boasts a family bathroom, along with a convenient downstairs shower room, ensuring that morning routines run smoothly for everyone.

Step outside to discover a lovely rear garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property offers off-road parking for one vehicle, providing ease and security for your transport needs.

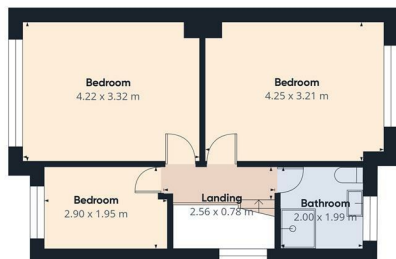
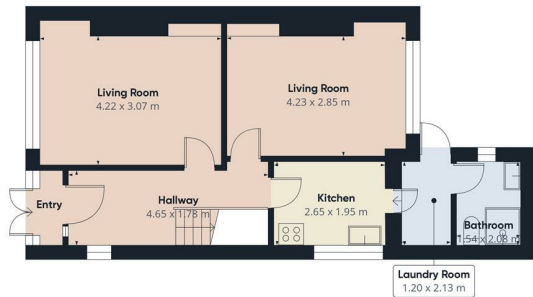
This semi-detached home is not just a place to live; it is a sanctuary where you can create lasting memories. With its spacious layout and desirable location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this charming property your new home.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Downstairs Shower Room
- Double Glazing
- Gas Central Heating
- Large Rear Garden
- 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





Approximate total area\*\*  
87.45 m<sup>2</sup>

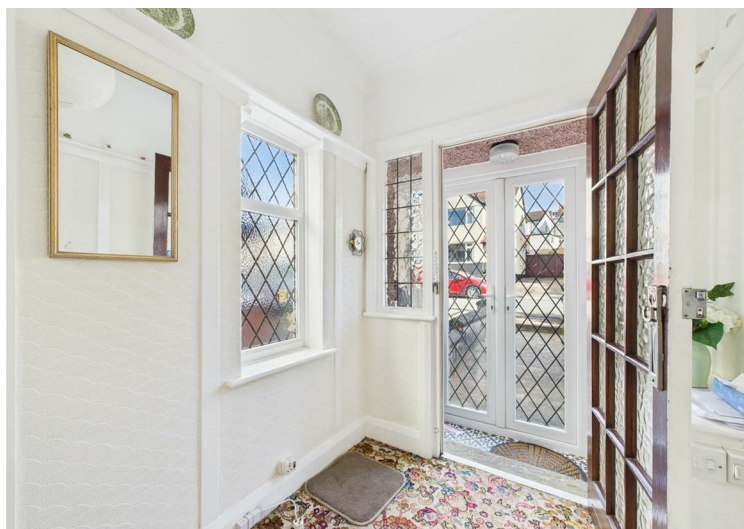
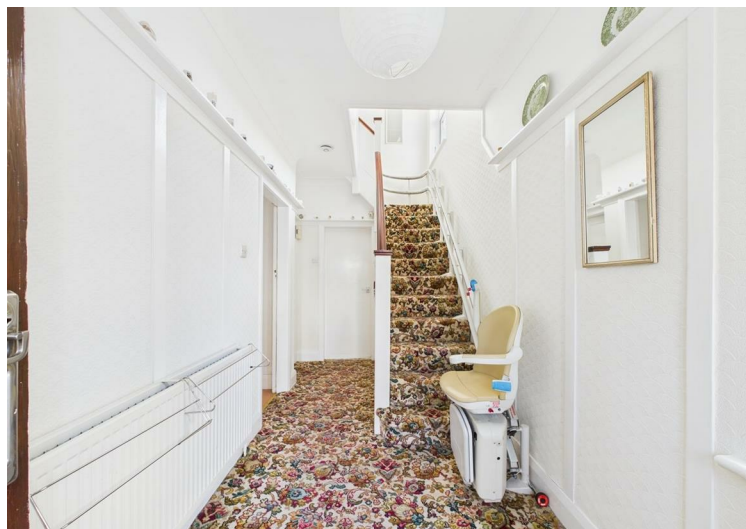
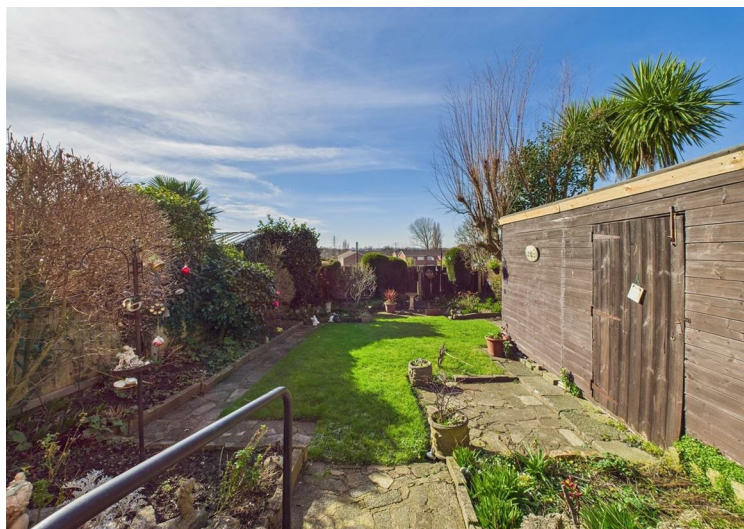
(1) Excluding balconies and terraces.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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