



## 9 Beresford Road, Wallasey, CH45 0JJ Offers In The Region Of £620,000



Nestled in the sought-after Beresford Road in Wallasey, this stunning five-bedroom detached Villa with large double garage/ workshop is a true gem waiting to be discovered. Boasting four reception rooms, and a kitchen with a dining area, this home offers ample space for comfortable living and entertaining.

With three bathrooms, a WC, and off-road parking for two vehicles, convenience meets luxury in this beautiful abode. The mature front and extensive rear gardens provide a serene escape from the hustle and bustle of everyday life, perfect for relaxing or hosting gatherings with friends and family.

Whether you're looking for a spacious family home or a place to entertain guests in style, this property ticks all the boxes. Don't miss the opportunity to make this impressive house your new home sweet home. EPC Rating TBC

- Five Bedrooms Edwardian Villa
- Detached Property
- Prime Location
- Four Reception Rooms
- Kitchen With Dining Area
- Beautiful Gardens
- Garage
- Gas Central Heating
- 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\*  
265.05 m<sup>2</sup>

Reduced headroom  
1.65 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very 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		
<b>England &amp; Wales</b>	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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