



## 67 St Georges Road, Wallasey, CH45 6TU Offers In The Region Of £309,950



Nestled in the heart of Wallasey Village, on the charming St. Georges Road, this stunning semi-detached house offers a perfect blend of modern living and family comfort. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home in a vibrant community.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The modern kitchen, complete with a utility room, is designed for convenience and functionality, making it a delightful space for culinary enthusiasts. The property boasts a contemporary family bathroom and an en suite, ensuring that all your needs are met with style and ease.

The rear court yard is a lovely outdoor space, perfect for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from off-road parking, a valuable feature in this sought-after area.

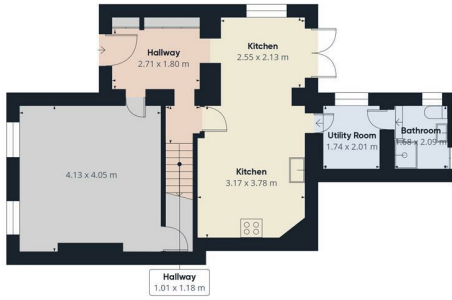
Located centrally in Wallasey village, this home is conveniently close to local primary and secondary schools, making it an excellent choice for families. With its modern amenities and prime location, this semi-detached house is a wonderful opportunity for those looking to settle in a friendly and accessible neighbourhood. Don't miss the chance to make this delightful property your new home.

- Architect Bespoke Re Design Of Property
- Dining Room Extension Built To Building Regs
- Total Rewire And Replum Including Full new heating system
- Windows Fitted To Building Regs
- All Appliances Have 3 Year Guarantee
- Loft Ultra Insulated
- Two Car Driveway
- Sunny Patio Garden And Large Front Garden
- Brand New Kitchen And Bathrooms
- EPC Rating D

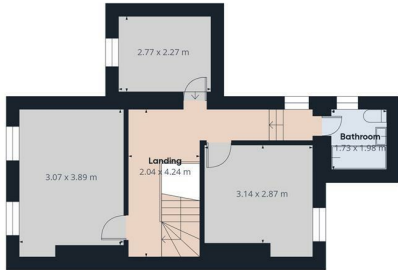
### Viewing

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 area\*  
93.48 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
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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