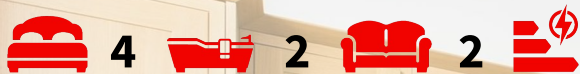




61a Warren Drive, Wallasey, CH45 0JP

£1,495



Warren Drive, Wallasey, this delightful first-floor maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed with a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The additional reception room offers versatility, allowing for a dining area, study, or playroom, catering to your lifestyle needs.

The kitchen is functional and provides ample space for culinary creations. The bathroom is conveniently located, ensuring ease of access for all residents.

This flat conversion also boasts the advantage of parking for one vehicle, a valuable asset in this desirable location. The surrounding area is known for its community spirit and accessibility to local amenities, including shops, parks, and transport links, making it an excellent choice for those who appreciate both tranquillity and convenience.

- Four Bedrooms
- First Floor Maisonette
- Modern Kitchen
- Two Reception Rooms
- Modern Bathroom
- Views
- Off Road Parking
- Gas Central Heating
- Double Glazing
- 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 area⁹
125.87 m²
Reduced headroom
4.08 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.

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		



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