



## 89a Rowson Street, Wallasey, CH45 2LY

### Price £109,995



Nestled on Rowson Street in the charming area of Wallasey, this delightful first-floor apartment offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat.

Upon entering, you are welcomed into a sunny reception room that exudes warmth and light, creating an inviting atmosphere for relaxation or entertaining guests. The space is thoughtfully designed, ensuring a harmonious flow throughout the apartment. The balcony provides a lovely outdoor space, perfect for enjoying a morning coffee or unwinding after a long day.

The apartment features a well-appointed shower room. The property is in good condition, allowing you to move in with minimal fuss and start enjoying your new home right away.

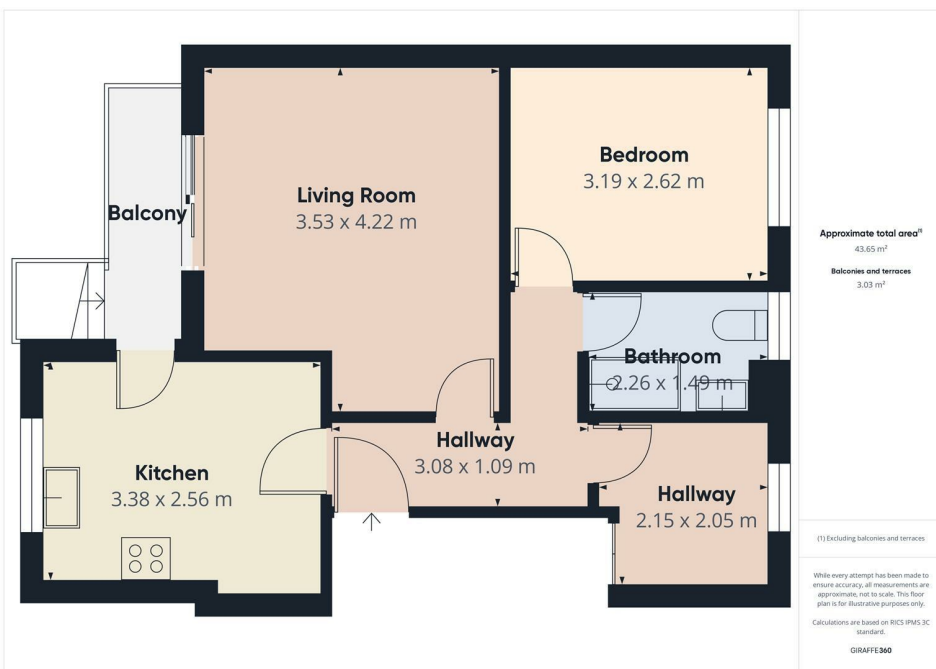
Located in Wallasey, you will benefit from a vibrant community with local amenities, parks, and excellent transport links, making it easy to explore the surrounding areas. This apartment is a wonderful opportunity for those looking to embrace a comfortable lifestyle in a sought-after location. Don't miss your chance to make this charming property your new home.

- Two Bedrooms
- First Floor Apartment
- Lounge With Balcony
- Double Glazed
- Central Heating
- Shower Room
- No Chain
- EPC Rated C

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





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		
<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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. [sales@bakewellhorner.co.uk](mailto:sales@bakewellhorner.co.uk)**  
**<https://www.bakewellhorner.co.uk/>**