



## 7 Wood Lane, Wallasey, CH45 8QP Offers In The Region Of £195,000



Nestled in the charming area of Wood Lane, Wallasey, this delightful mid-terrace house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample storage, making it a joy for any home cook. The kitchen seamlessly connects to the rear garden, where you can enjoy outdoor living, whether it be for gardening, children's play, or simply unwinding in the fresh air.

In addition to its spacious interior, this property also features a garage and a dedicated parking space, providing convenience and peace of mind in this bustling area. The combination of these amenities makes this home not only practical but also a wonderful place to create lasting memories.

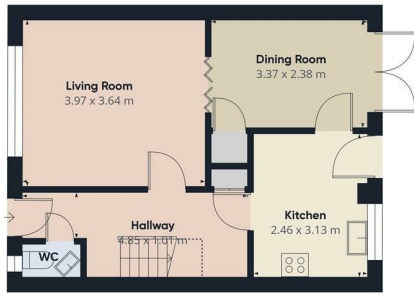
With its excellent location, this mid-terrace house is well-positioned to take advantage of local amenities, schools, and transport links, making it an attractive option for those looking to settle in Wallasey. This property truly represents a fantastic opportunity for anyone seeking a comfortable and modern home in a vibrant community.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Beautiful Rear Garden
- Garage
- Gas Central Heating
- Double Glazing
- EPC Rating C

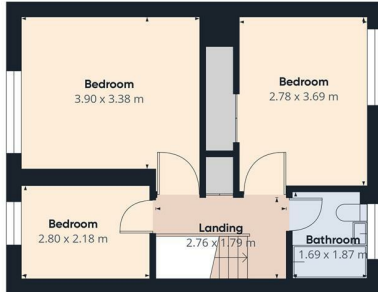
### Viewing

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

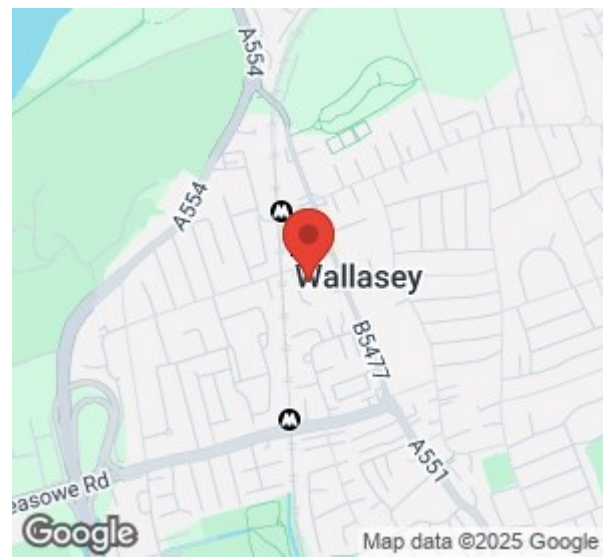
Approximate total area<sup>9)</sup>  
79.15 m<sup>2</sup>  
Reduced headroom  
0.86 m<sup>2</sup>

(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) <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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