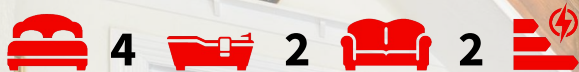




98 Rullerton Road, Wallasey, CH44 3BX Offers In The Region Of £275,000



Rullerton Road in Wallasey, this delightful semi-detached family home offers a perfect blend of comfort and practicality. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is the kitchen, which boasts a dining area, making it a wonderful spot for family meals and gatherings. The layout is designed to foster a warm and welcoming atmosphere, perfect for creating lasting memories.

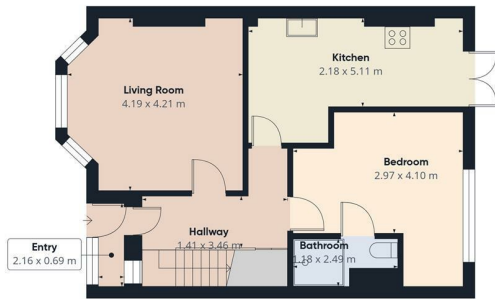
The property features a family shower room, along with a convenient downstairs shower room, ensuring that morning routines run smoothly for everyone. Outside, the rear garden offers a private retreat for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking is available at the front, providing ease and security for your vehicle.

This semi-detached house on Rullerton Road is not just a home; it is a lifestyle choice, offering both comfort and functionality in a desirable location. With its generous living space and family-friendly features, this property is sure to appeal to those looking to settle in Wallasey. Don't miss the opportunity to make this lovely house your new home.

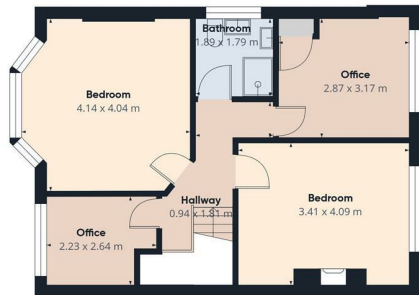
- Four Bedrooms
- Semi Detached Property
- Twp Reception Rooms
- Kitchen
- Shower Room
- Downstairs Shower Room
- Rear Garden With Outbuilding
- Off road Parking To The Front Aspect
- Viewing Essential!
- EPC Rating TBC

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*
107.1 m²

(1) Excluding balconies and terraces.

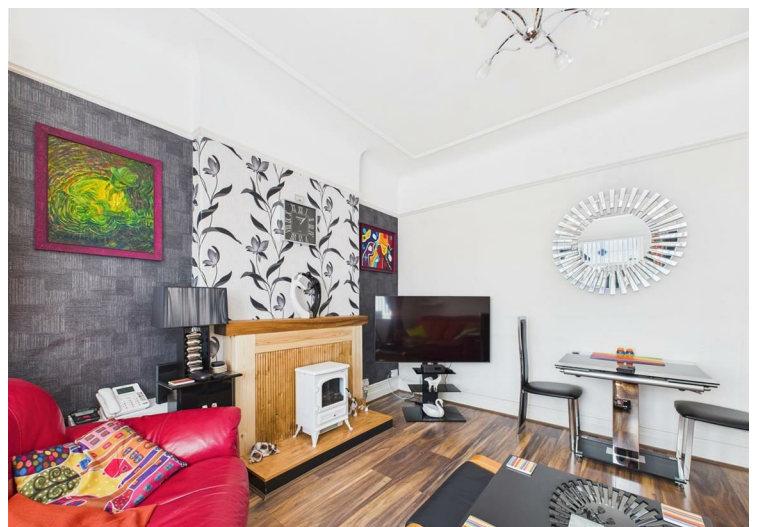
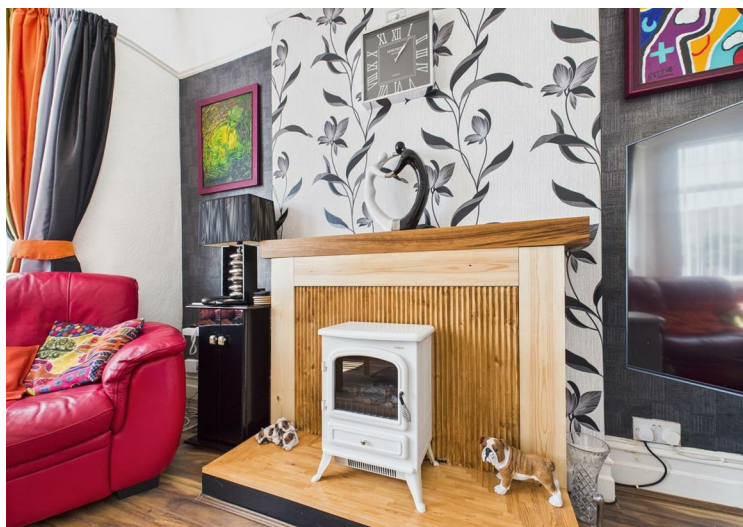
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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.