



25 Central Park Avenue, Wallasey, CH44 0AG Offers In The Region Of £215,000

 4  1  2  E

Central Park Avenue in Wallasey, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen, featuring an inviting island seating area that encourages family gatherings and casual dining.

The property boasts four generously sized bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. The modern bathroom is tastefully designed, ensuring a serene space for unwinding after a long day.

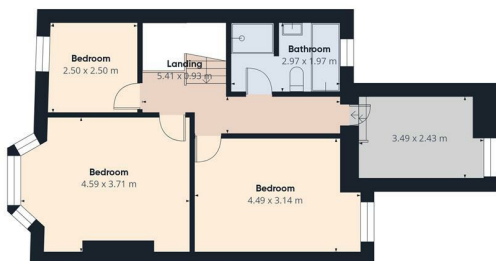
Outside, the rear garden presents a lovely outdoor retreat, perfect for enjoying the fresh air, gardening, or hosting summer barbecues. This semi-detached home is not only a comfortable living space but also a wonderful opportunity to enjoy the vibrant community of Wallasey, with its local amenities and parks nearby.

This property is an excellent choice for anyone looking to settle in a welcoming neighbourhood while enjoying the benefits of a modern family home. Don't miss the chance to make this lovely house your new home.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Modern Family kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Garden
- Sought After Location
- EPC Rating E

Viewing

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



Approximate total area⁹
113.5 m²
Reduced headroom
0.1 m²

(1) Excluding balconies and terraces

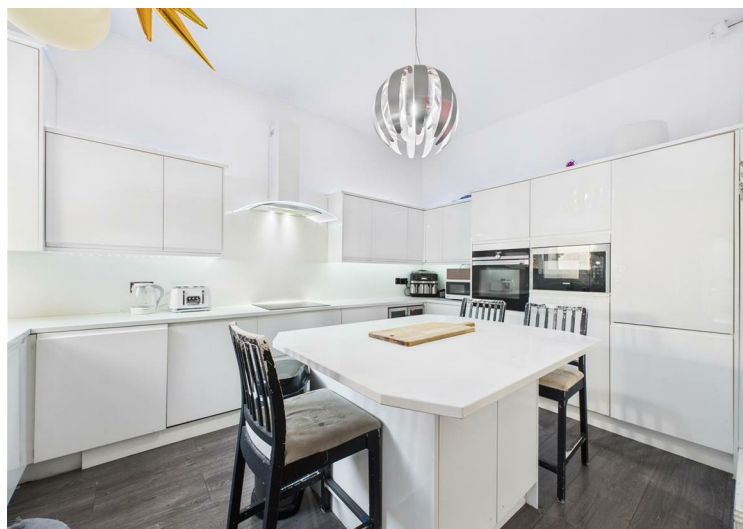
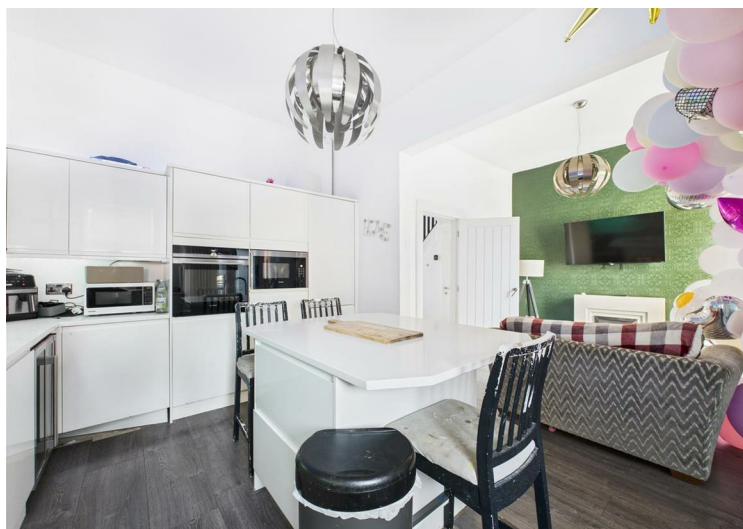
Reduced headroom
Below 1.5 m

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		80
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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