



## 28 Burns Avenue, Wallasey, CH45 4RD

### £925 Per Calendar Month

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Nestled on the charming Burns Avenue in Wallasey, this delightful terraced house offers a wonderful opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property is ideal for those looking to settle in a friendly neighbourhood.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you prefer a cosy living room or a formal dining space. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

One of the standout features of this property is the lovely garden, perfect for enjoying the outdoors. Whether you wish to cultivate your green thumb or simply relax in the fresh air, this garden offers a private retreat for all your outdoor activities.

- Semi Detached House
- Three Bedrooms
- uPVC Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Recently Redecorated
- New Flooring Throughout
- Great Family Home
- Viewing Essential!
- 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





Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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