



## 126 Victoria Road, Wallasey, CH45 9LD Offers In The Region Of £595,000



Nestled on the prominent Victoria Road in Wallasey, this detached property presents a unique opportunity for prospective buyers. Currently configured for commercial use, the property offers a versatile space that can easily be adapted to suit various needs, whether for business or residential purposes.

The location is ideal, providing excellent visibility and accessibility, making it a prime spot for any commercial venture. Additionally, the property boasts the convenience of off-road parking, ensuring that both clients and residents can enjoy easy access without the hassle of street parking.

The rear garden space adds a delightful touch, offering a private outdoor area that can be transformed into a tranquil retreat or a functional space for gatherings. The layout of the property is thoughtfully designed, and a floor plan is available for those interested in understanding the room configurations in detail.

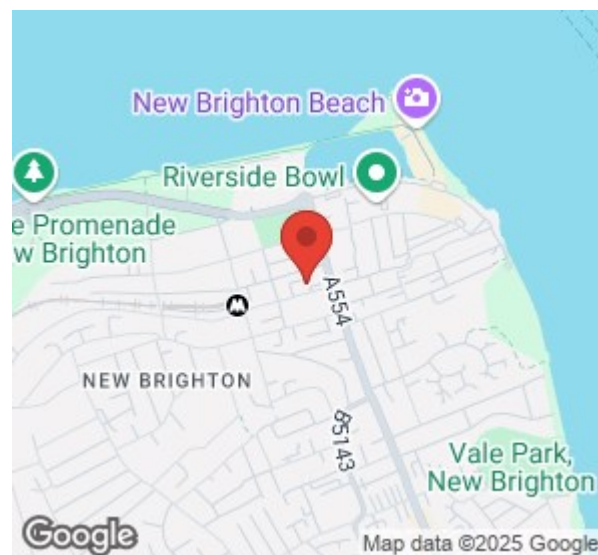
This property is not just a house; it is a canvas for your vision, whether you are looking to invest in a commercial opportunity or create a comfortable home. With its strategic location and potential for various uses, this semi-detached property on Victoria Road is certainly worth considering.

- Commanding Detached Property
- Sought After Location
- Off Road Parking
- Rear Garden
- Planning For Five Apartments - Refer To Planning Website
- Packed With Original Features
- Full Of Potential
- Gas Central Heating
- Double Glazing
- EPC Rating TBC

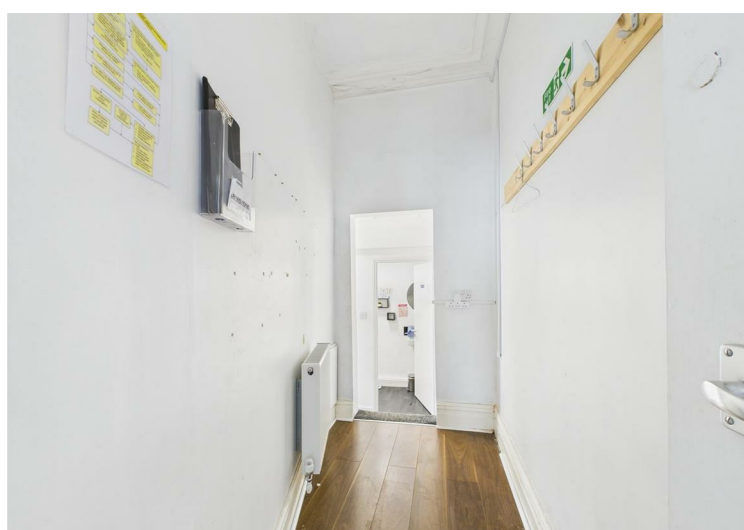
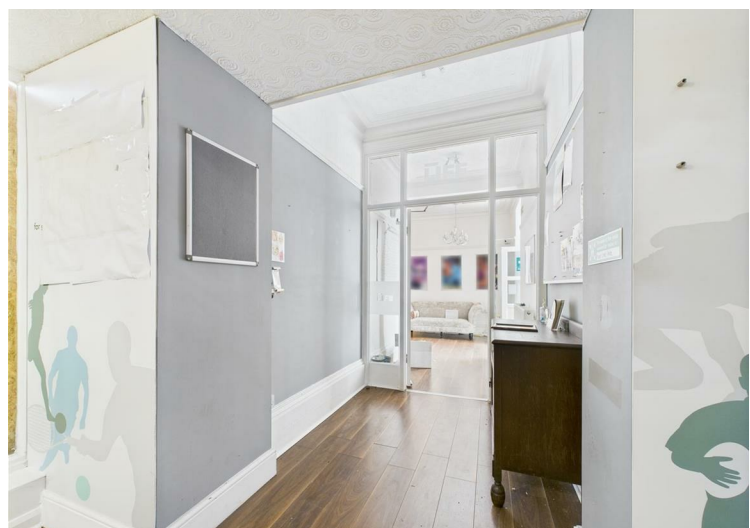
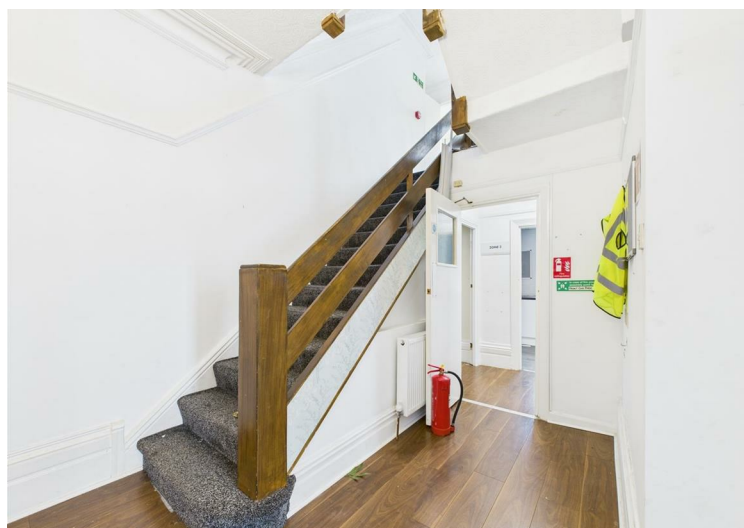
### Viewing

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





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		
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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