



## 8 Pennine Road, Wallasey, CH44 2BJ Offers In The Region Of £280,000



Pennine Road in Wallasey, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The heart of the home is the family kitchen, which is designed for both functionality and warmth, perfect for preparing meals and creating lasting memories. The bathroom is conveniently located, ensuring ease of access for all family members.

One of the standout features of this property is the large rear garden, which offers a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the front aspect provides off-road parking for two vehicles, a valuable asset in today's busy world.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Off Road Parking To Front Aspect
- Double Glazing
- Gas Central Heating
- 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



Approximate total area<sup>(1)</sup>

99.3 m<sup>2</sup>

Balconies and terraces

16.8 m<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



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