



## 32 Birnam Road, Wallasey, CH44 9AX Offers In The Region Of £125,000



Birnam Road, Wallasey, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

The layout of the house is both practical and welcoming, making it an ideal choice for those seeking a comfortable living environment. The rear yard adds a delightful outdoor space, perfect for summer barbecues or simply enjoying a morning coffee in the fresh air.

Situated in a sought-after location, this property benefits from easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Whether you are looking to make this your family home or a smart investment, this terraced house on Birnam Road is a wonderful option that combines convenience with charm. Don't miss the chance to view this lovely property and envision your future here.

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- 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

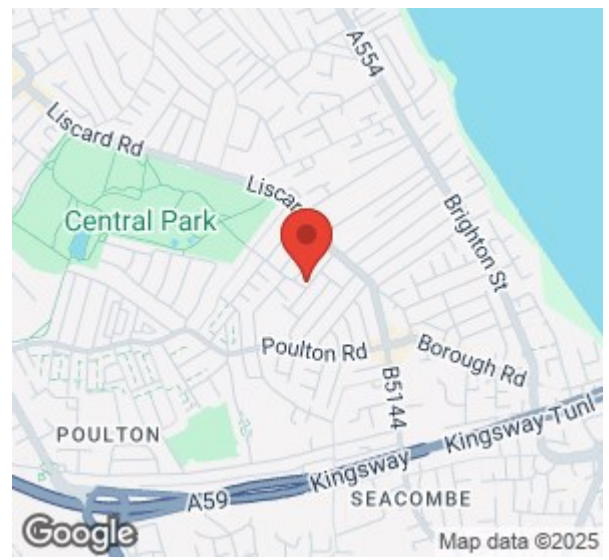
Approximate total area\*  
85.4 m<sup>2</sup>  
Reduced headroom  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

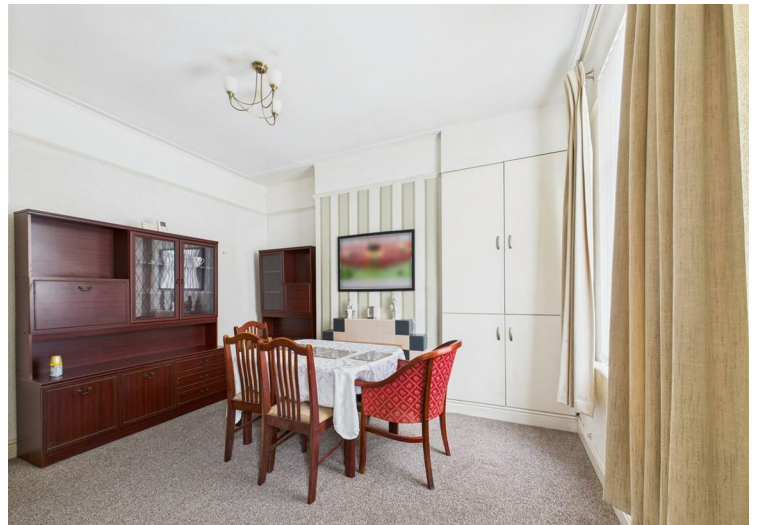
Reduced headroom  
Below 1.5 m

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) 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		



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