



## 20 Walmsley Street, Wallasey, CH44 1DY Offers In The Region Of £110,000



Walmsley Street in Wallasey, this two-bedroom mid-terrace property presents an excellent opportunity for those looking to create their ideal home. While the property is in need of refurbishment, it offers a blank canvas for potential buyers to infuse their personal style and vision.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The kitchen, though in need of modernisation, holds the promise of becoming a delightful culinary haven with the right touch.

The property features two well-proportioned bedrooms, perfect for a small family or as guest accommodations. The bathroom, while functional, also offers the chance for a fresh update to create a serene retreat.

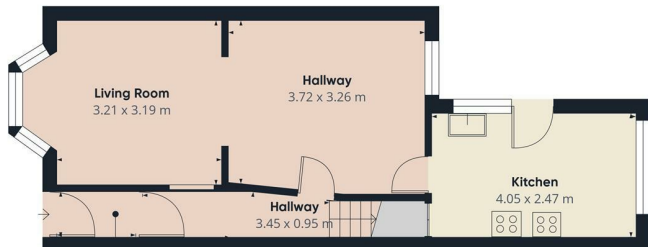
Outside, the rear yard provides a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. With a little imagination and effort, this area can be transformed into a charming garden or a relaxing patio.

- Two Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Sought After Location
- In Need Of Modernization
- Viewing A Must
- EPC Rating TBC

### Viewing

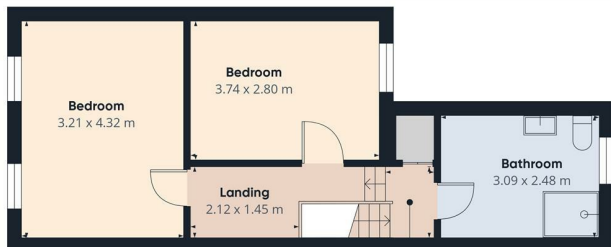
To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





Entry  
1.48 x 0.93 m

Floor 0



Landing  
0.82 x 1.43 m

Floor 1

Approximate total area\*  
78.9 m<sup>2</sup>

(1) Excluding balconies and terraces

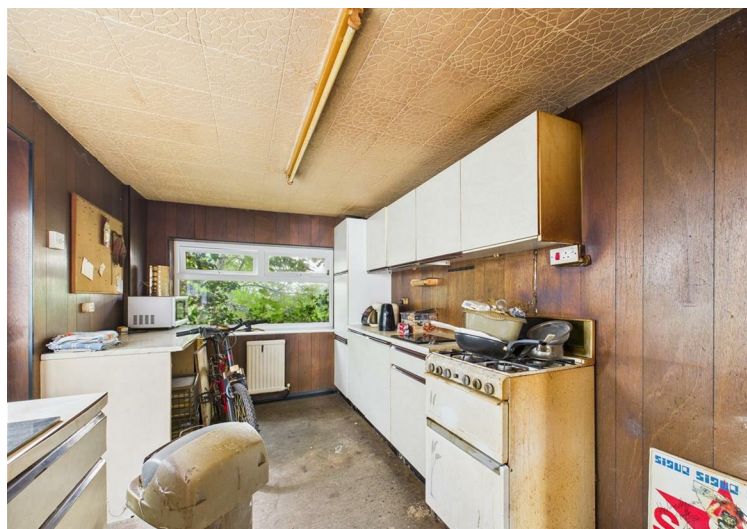
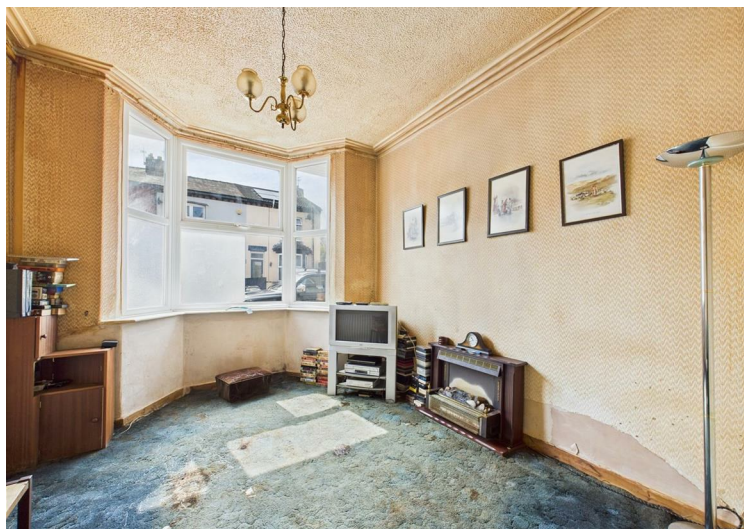
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



#### Energy Efficiency Rating

	Current	Potential
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		
<b>England &amp; Wales</b>		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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