



## 33 Danger Lane, Wirral, CH46 8UE Offers In The Region Of £120,000



**NON STANDARD CONSTRUCTION**> Situated on Danger Lane, Moreton is this three bedroom semi detached property. In need of a full refurbishment this family home oozes endless potential. Comprising of three bedrooms, two reception rooms, conservatory, kitchen, bathroom, utility room and downstairs wc. The property also boasts off road parking to the front aspect with car port and large rear garden.

A viewing of this property is highly recommended to fully appreciate all that is on offer.

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Sun Room
- Utility Room
- Downstairs WC
- Large Rear Garden And Off Road Parking
- 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<sup>(1)</sup>  
95.3 m<sup>2</sup>

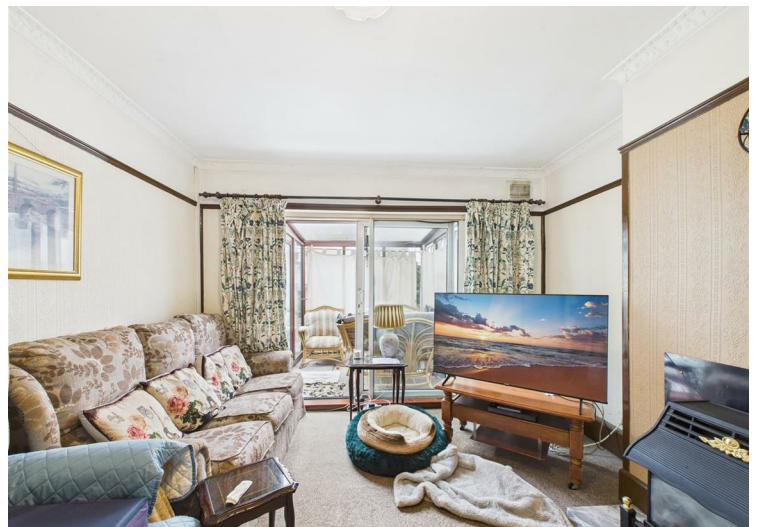
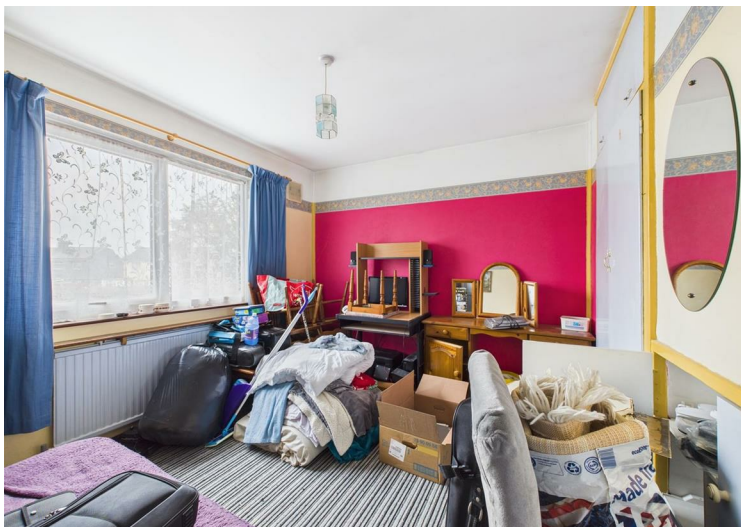
(1) Excluding balconies and terraces

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		
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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