



## 21 Belgrave Street, Wallasey, CH44 1BL Offers In The Region Of £159,950



Nestled on the charming Belgrave Street in Wallasey, this house presents a remarkable opportunity for those with a vision for transformation. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The four well-proportioned bedrooms provide a comfortable retreat for family members or guests, ensuring everyone has their own personal space.

The house features a single bathroom, which, while functional, is in need of modernisation to meet contemporary standards. This property is ideal for buyers looking to invest in a project, as it is in need of full refurbishment. With a little creativity and effort, this house can be transformed into a stunning family home that reflects your personal style.

Situated in a desirable area, this property benefits from the local amenities and transport links that Wallasey has to offer. Whether you are a first-time buyer, a growing family, or an investor seeking a renovation project, this semi-detached house on Belgrave Street is a blank canvas waiting for your touch. Embrace the potential and make this house your dream home.

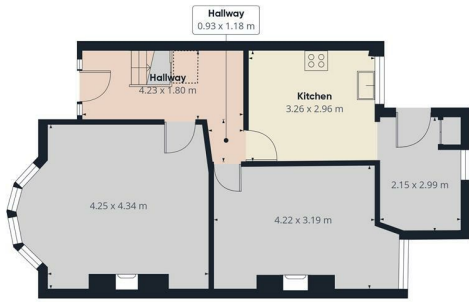
- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen With Utility Room
- Rear Yard
- Family Bathroom
- Double Glazing
- Gas Central Heating
- In Need Of Refurbishment
- EPC Rating TBC



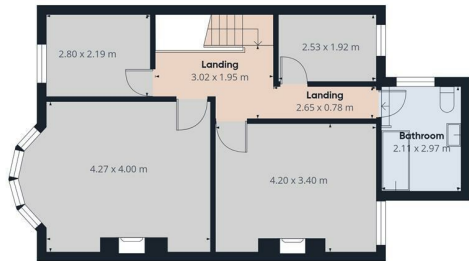
### Viewing

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\*  
114.4 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) <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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