



4 Clare Crescent, Wallasey, CH44 2DL Offers In The Region Of £230,000



Located in a quiet area of Wallasey Village is this semi detached family home. In brief the property comprises of three bedrooms, two reception rooms, modern kitchen, family bathroom and large rear garden with garage. The property also benefits from gas central heating and double glazing. This property needs to be seen to be appreciated! EPC Rating F

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Large Rear Garden
- Garage
- Double Glazing
- Gas Central Heating
- EPC Rating F

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*
73.21 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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	



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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