



9 Hamlet Road, Wallasey, CH45 6UT Offers In The Region Of £320,000



A beautiful semi detached property in a highly sought after residential area and comprising of five bedrooms, two reception rooms, large kitchen with dining area, downstairs wc, family bathroom and good sized rear garden. The property also benefits from gas central heating and double glazing. This property needs to be seen to be appreciated! EPC Rating D

- Five Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen/Dining Area
- Downstairs WC
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Rear Garden
- Sought After Location



Viewing

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



Approximate total area*
152.58 m²

Reduced headroom
0.69 m²

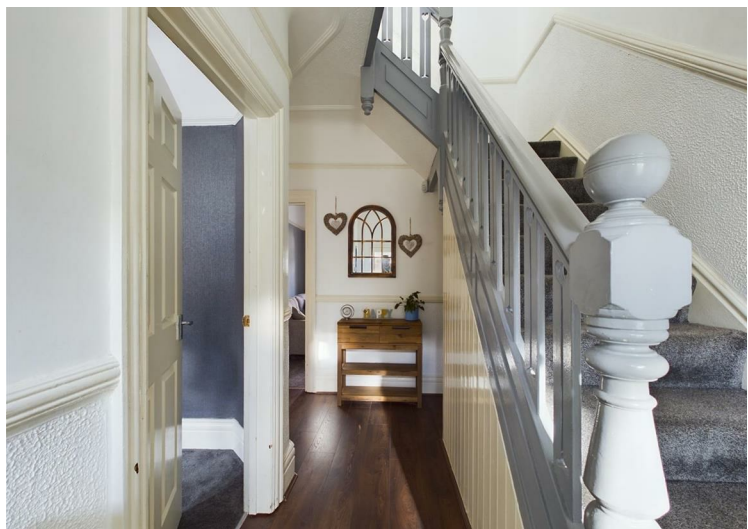
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GRAFFI 360

Energy Efficiency Rating		Current	Potential
Vary 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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