



9 Sedbergh Road, Wallasey, CH44 2BR Offers In The Region Of £325,000



Nestled on Sedbergh Road in the charming town of Wallasey, this semi-detached house is a true gem waiting to be discovered. Boasting four bedrooms and two bathrooms, this property offers ample space for a growing family or those who love to entertain guests.

As you step inside, you are greeted by two inviting reception rooms that are perfect for relaxing with loved ones or hosting gatherings. The downstairs WC adds a touch of convenience for busy households. The family kitchen with a utility area is a delightful space where culinary creations and cherished memories are sure to be made.

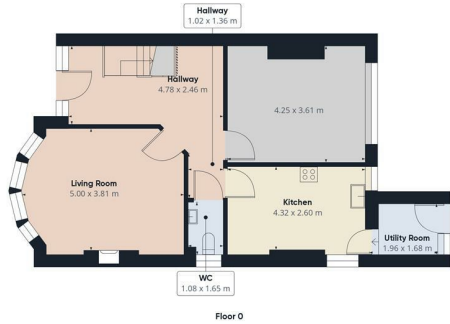
One of the highlights of this property is the mature rear garden, providing a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying a cup of tea on a sunny morning or hosting a barbecue with friends in this lovely outdoor space.

To top it all off, a garage offers secure parking or additional storage space, adding practicality to this already impressive home. Don't miss out on the opportunity to make this charming semi-detached property your own.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Downstairs WC & Utility Room
- Garage
- Large Mature Garden
- Sought After Location
- 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*
126.42 m²
Reduced headroom
0.04 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m @ 0.2%)

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

GIRAFTE360



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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