



## 29 Coronation Avenue, Wallasey, CH45 5EL Offers In The Region Of £117,500

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Welcome to this charming two-bedroom ground floor apartment located in the lovely area of Wallasey. This modern flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day.

The property features a modern kitchen, ideal for whipping up delicious meals, and a sleek bathroom for your convenience. With two well-sized bedrooms, there is plenty of space for a small family, a couple, or even as a luxurious space for one lucky individual.

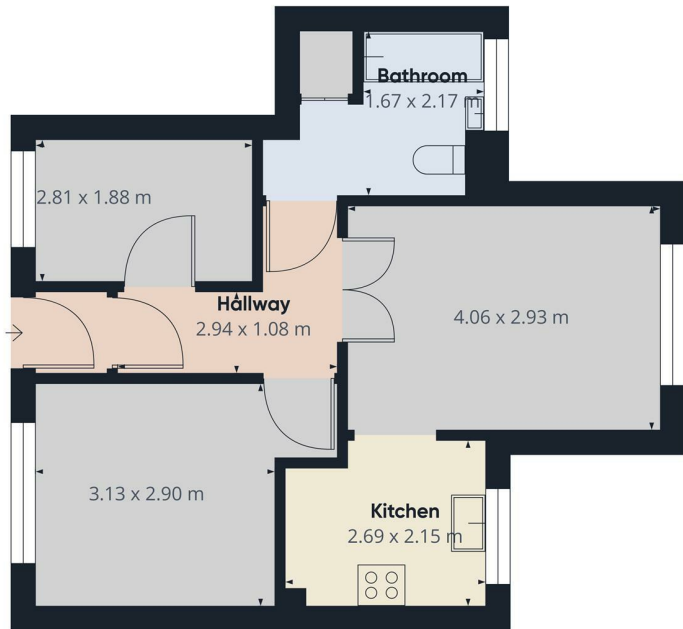
Situated in a peaceful cul-de-sac, this apartment offers a tranquil environment away from the hustle and bustle of the city. Additionally, the convenience of having parking for one vehicle ensures that you never have to worry about finding a spot after a long day at work.

Whether you're looking for a cozy home to settle down in or a smart investment opportunity, this flat ticks all the boxes. Don't miss out on the chance to make this modern gem your own in the heart of Wallasey.

- Two Bedrooms
- Ground Floor Flat
- Spacious Lounge
- Kitchen Off Lounge
- Integrated Appliances
- Upvc Double Glazing
- Gas Central Heating
- Wood Laminate Floors
- Allocated Parking
- EPC Rating C

### 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\*\*  
44.37 m<sup>2</sup>

(1) 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.

GIRAFFE360



**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		
<b>England &amp; Wales</b>	75	79

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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. management@bakewellhorner.co.uk**  
**<https://www.bakewellhorner.co.uk>**