



6 Ash Grove, Wirral, CH45 1NJ Price Guide £169,950



A three-bedroom semi-detached property located in the sought-after area of Ash Grove, Wallasey, Wirral. This lovely house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

As you step inside, you'll find the kitchen, ideal for preparing delicious meals to enjoy in the comfort of your new home. The property also features a bright and airy bathroom, offering convenience and functionality for your daily routines.

Outside, you'll discover a quaint rear yard, providing a lovely outdoor space where you can unwind and enjoy some fresh air. The sought-after location of this property ensures that you'll have easy access to local amenities, schools, and transport links, making it a convenient and desirable place to live.

Don't miss the opportunity to make this delightful terraced house your new home. With its three bedrooms, two reception rooms, and charming features, this property has the potential to be the perfect setting for your next chapter. Contact us today to arrange a viewing and envision the possibilities that await you in this wonderful property.

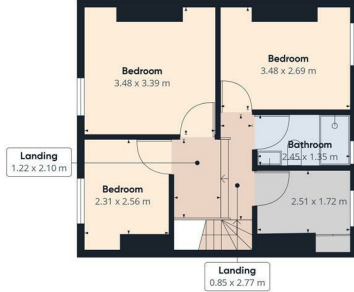
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Sought After Area
- EPC Rating D

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⁽¹⁾
82.43 m²
Reduced headroom
1.05 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE 360



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C	67	
(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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