



23 Burns Avenue, Wallasey, CH45 4RD

£1,200 Per Calendar Month



Burns Avenue, Wallasey - a semi-detached house that has been fully refurbished to create the perfect family home. This property boasts two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there's plenty of space for the whole family to unwind and make their own.

The house features a modern bathroom, ensuring convenience and comfort for all residents. Parking is made easy with space for one vehicle, making trips out stress-free.

One of the highlights of this property is the delightful rear garden, providing a tranquil outdoor space where you can enjoy the fresh air and perhaps even try your hand at gardening.

Situated close to local shops and schools, as well as with excellent transport links nearby, this home offers both convenience and a sense of community. Don't miss out on the opportunity to make this lovely property your own and enjoy all that Burns Avenue has to offer.

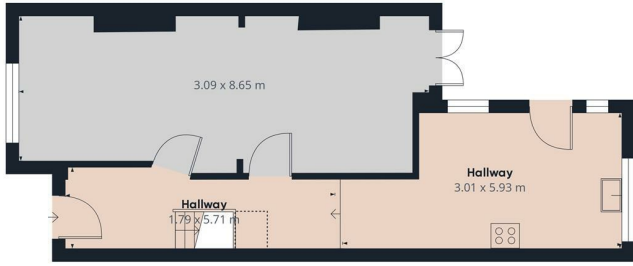
EPC Rating D

Home Owner Guarantor Required

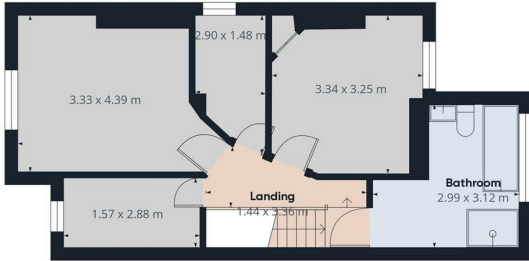
- Four Bedrooms
- Semi Detached Family Home
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Home Owner Guarantor Required
- EPC Rating D

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

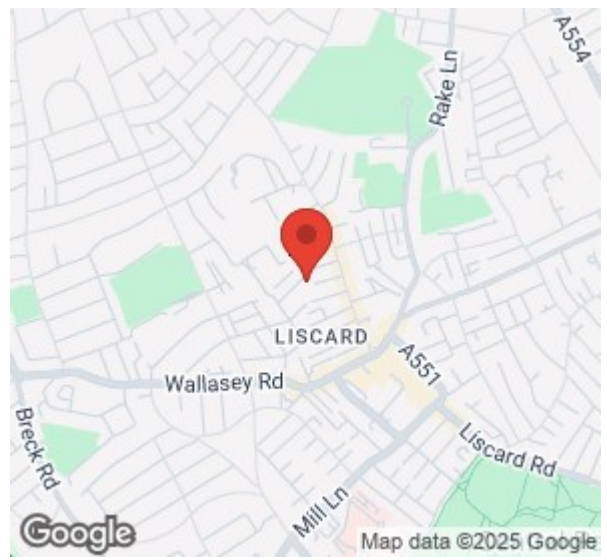
Approximate total area⁽¹⁾
94.43 m²
Reduced headroom
0.47 m²

(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.

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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