

**Flat 12 Imperial Avenue, Lois Court, Wallasey, Wirral, CH45 7ND**



**£115,000**



This beautifully presented second-floor apartment offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those looking to downsize, the property is situated just moments from Liscard’s shops, amenities, and excellent transport links to Liverpool, Birkenhead, and New Brighton.

Inside, you’ll find two well-proportioned bedrooms, one of which benefits from a walk-in wardrobe. The bright living/dining room a thoughtfully designed kitchen, while the modern bathroom completes the interior. The apartment also features UPVC double glazing and electric radiators throughout.

Externally, residents enjoy well-kept communal gardens and a driveway leading to a private garage. The location is particularly appealing, with Central Park, Earlston Park, and the promenade all within easy reach. Families will appreciate the excellent local schooling, especially the catchment area for Liscard Primary School, and commuters benefit from frequent bus routes serving Liverpool, Birkenhead, and New Brighton.

**Entrance Hallway**  
**Lounge 16'4 x 11'2 (4.98m x 3.40m )**  
recommended.  
Window to rear elevation and electric radiator.

**Kitchen 11'11 x 6'11 (3.63m x 2.11m )**  
With a range of base and wall units and complementary work surfaces, sink, oven and hob. The window is to the rear elevation.

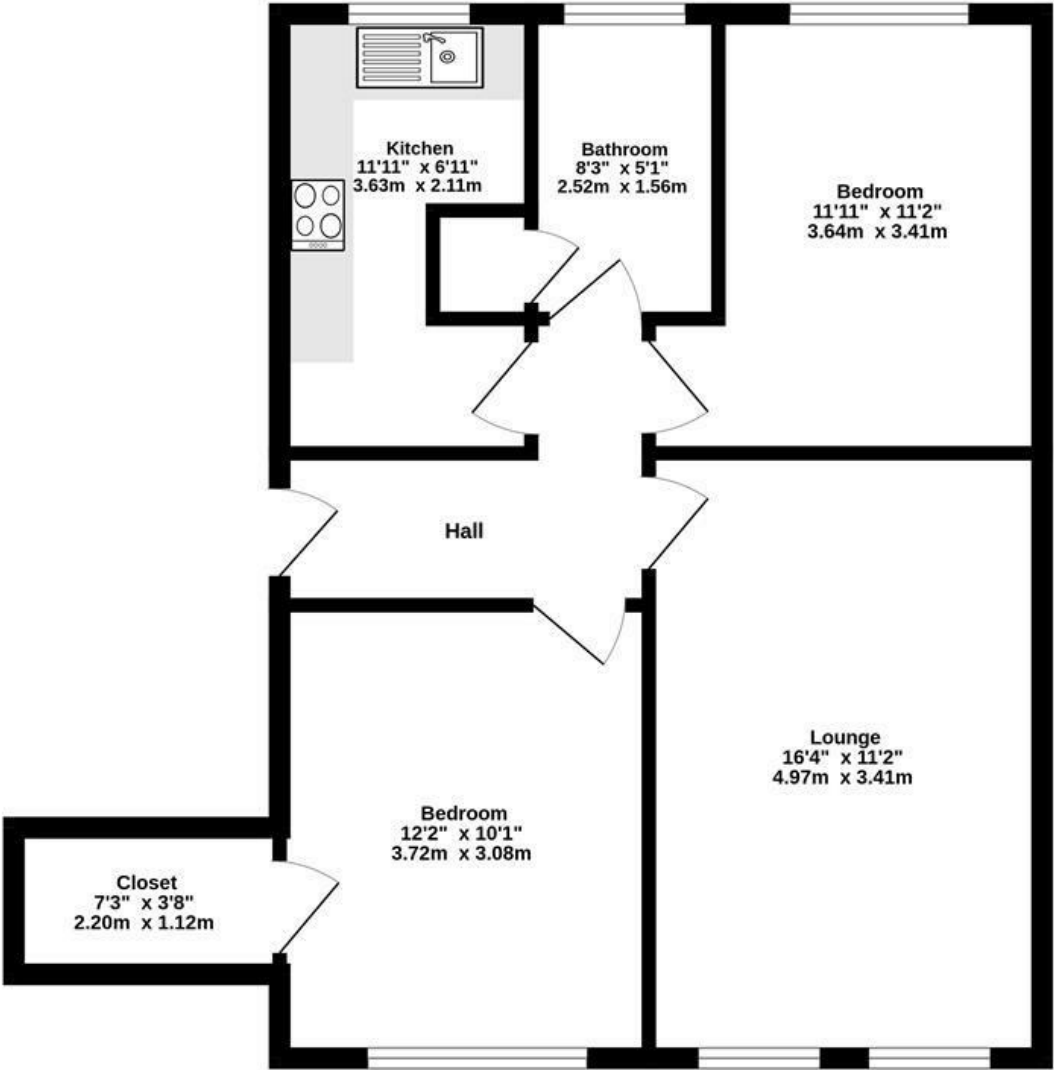
**Bedroom one 12'2 x 10'1 (3.71m x 3.07m)**  
Window to front elevation, electric radiator and walk-in wardrobe.

**Bedroom two 11'11 x 10'1 (3.63m x 3.07m )**  
Window to rear elevation and electric radiator.

**Bathroom 8'3 x 5'1 (2.51m x 1.55m)**  
Window, WC, sink, bath with over shower and towel radiator.



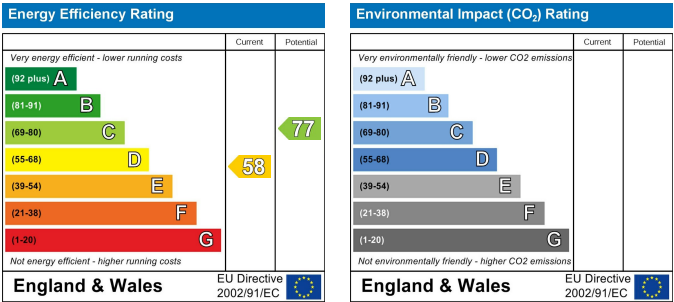
SECOND FLOOR



LOIS COURT ,IMPERIAL AVENUE, WALLASEY

TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

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8 The Cross, Neston, Cheshire, CH64 9UB

Telephone: 0151 3368171

Email: [lettings@vistaabode.com](mailto:lettings@vistaabode.com) Web: <https://www.vistaabode.com>