



## 1 New Tower Court, Wallasey, CH45 1NT Offers In The Region Of £330,000



Nestled within the historic grounds of the Old Tower in New Brighton, this simply stunning three-bedroom semi-detached house at New Tower Court offers a perfect blend of modern living and charming character. As you step inside, you are greeted by a spacious open-plan living area that seamlessly connects to a contemporary kitchen. The bi-fold doors invite natural light and provide a delightful view of the rear garden, making it an ideal space for both entertaining and family gatherings.

The property boasts two well-appointed reception rooms, with the front living area featuring a log-burning fire that serves as a warm and inviting focal point. This space is perfect for cosy evenings in or entertaining guests. The convenience of a downstairs shower room adds to the practicality of the home, while the family bathroom upstairs ensures ample facilities for all.

With three generously sized bedrooms, this home is perfect for families or those seeking extra space. The rear garden offers a tranquil outdoor retreat, ideal for enjoying sunny days or hosting barbecues. Additionally, off-road parking at the front of the property provides ease and convenience.

This exceptional home in Wallasey is not just a property; it is a lifestyle choice, offering comfort, style, and a sense of community. Do not miss the opportunity to make this beautiful house your new home.

- Three Bedrooms
- Detached Family Home
- Modern Kitchen
- Open Plan Living Area
- Log Burner
- Downstairs Shower Room
- Family Bathroom
- Off Road Parking
- Rear Garden
- 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\*\*

82.7 m<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

(†) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very 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>	EU Directive 2002/91/EC	



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