



## 14 Bletchley Avenue, Wallasey, CH44 2EH Offers In The Region Of £229,950



Set in a quiet cul-de-sac of Bletchley Avenue, Wallasey, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

The property features a shared driveway, ensuring convenient access while maintaining a sense of community in this peaceful neighbourhood. The bathroom is thoughtfully designed, catering to the needs of modern living.

Wallasey is known for its friendly atmosphere and excellent local amenities, making it an ideal location for those seeking a balance of suburban tranquillity and accessibility to urban conveniences. This home is perfect for anyone looking to settle in a welcoming area with a strong sense of community.

Do not miss the chance to make this delightful property your own.

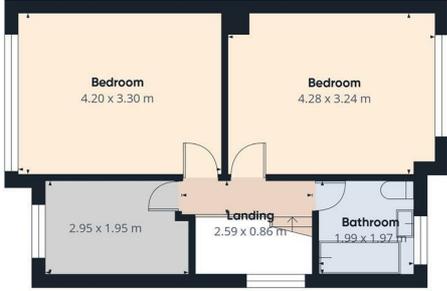
- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- Shared Driveway
- EPC Rating D

### 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

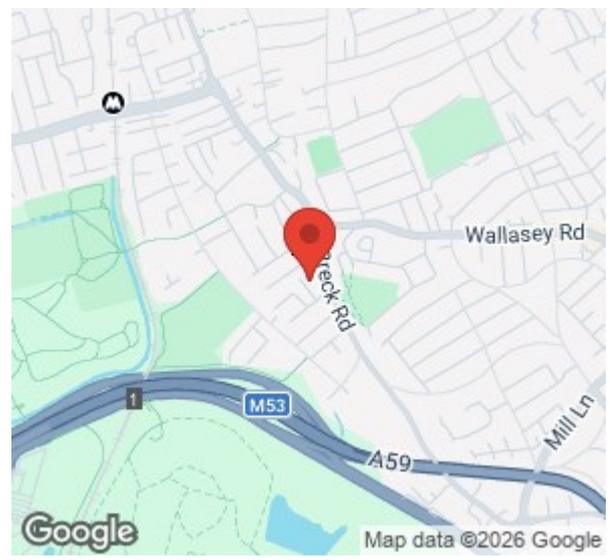


Approximate total area\*  
87.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



**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	



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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