



## 1a Thirlmere Drive, Wallasey, CH45 4LN Offers In The Region Of £189,950



Bakewell & Horner are pleased to bring to the sales market this 2 bedroom flat with commercial unit below situated in the heart of Wallasey. The property has its own entrance which leads up a flight of stairs to the first floor where you will find a good size lounge, dining room, kitchen and family bathroom. The second set of stairs leads to the first bedroom with the second bedroom situated on the top floor. Benefiting from gas central heating system and double glazing. Please note we require a working / homeowner guarantor with all our rental applications.

EPC rating E

- Two Bedrooms
- Spacious Flat With Commercial Unit Below
- Sought After Location
- Central Liscard
- Double Glazed
- Gas Central Heating System
- EPC Rating E

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	63
(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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