



MISTORIA
ESTATE AGENTS



23 Merecroft Avenue Wallasey

£900

Mistoria Estate Agents are pleased to bring to the market this well located three bed semi detached property nestled on the desirable Merecroft Avenue in Wallasey, this well-located three-bedroom semi-detached home presents an excellent opportunity for both families and investors alike. Currently utilised as an investment property, this charming residence is offered with no onward chain, ensuring a smooth transition for prospective buyers.

Upon entering, you will find a welcoming lounge that provides a comfortable space for relaxation and family gatherings. The kitchen is functional and well-appointed, making it ideal for preparing meals and entertaining guests. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

The property boasts three generously sized bedrooms, providing ample space for family members or guests. Outside, the good-sized garden at the rear offers a delightful outdoor area, perfect for children to play or for hosting summer barbecues.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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