



**Molyneux Drive, Wallasey, CH45 1JT**

**welcome to**

**Molyneux Drive, Wallasey**

Situated on Molyneux Drive, this is an opportunity to acquire a deceptively spacious property of significant proportions and character. With four generous bedrooms, two large reception rooms and a stunning garden, this property is ready to provide its new owners with a wonderful place to call home.



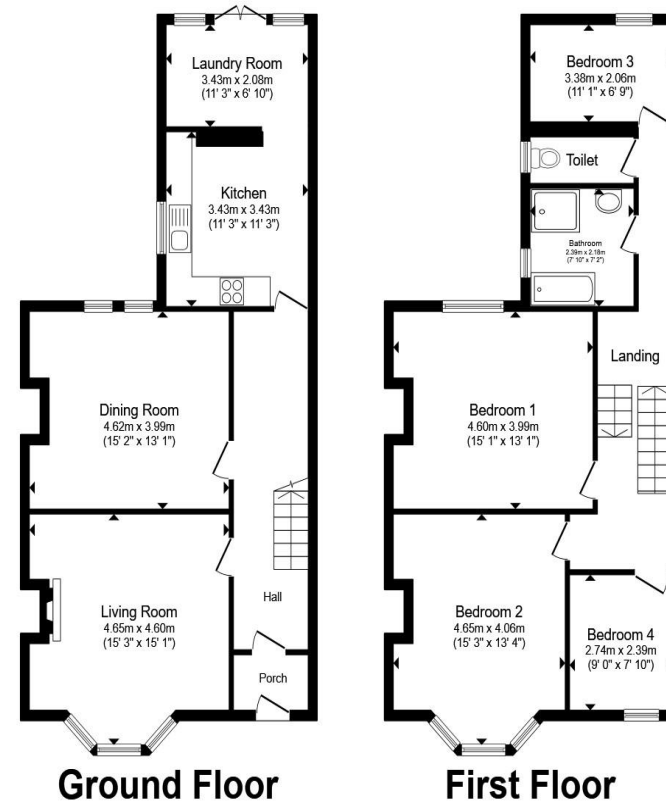
## Property Description

Step through the welcoming entrance hallway, which sets the tone for the rest of the property with its sense of grandeur, character and flow. The ground floor boasts two exceptionally large reception rooms, providing unparalleled flexibility. The front reception room is a superb formal living area, bathed in natural light from a large bay window, offering an elegant space for relaxing or entertaining guests. The second reception room, positioned to the rear, serves as a perfect family room or formal dining space, ideal for both everyday living and larger gatherings. At the heart of this family home lies the kitchen, providing ample storage and workspace and it is complemented by a separate utility room. Ascending to the upper floors, the property continues to impress with four generously proportioned bedrooms. Each bedroom is designed to accommodate double beds comfortably, ensuring that every family member enjoys their own private retreat. A family bathroom with separate toilet serves the upper floors perfectly accommodating the needs of a busy household. One of the standout features of this exceptional property is the beautiful garden. A true haven for relaxation and recreation, the outdoor space has been carefully curated to provide a tranquil escape from the everyday. Call today to arrange a viewing! Council Tax Band: B

**Entrance Hall**  
**Lounge**  
**Dining Room**  
**Kitchen**  
**Utility Room**

**Landing**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Bedroom Four**  
**Bathroom**  
**Wet Room.**

## Outside Rear Garden



Total floor area 143.2 m<sup>2</sup> (1,541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Molyneux Drive, Wallasey

- Mid Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Beautiful Garden Space

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL111559 - 0004

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