



## 19 Redcar Road, Wallasey, CH45 8LY Offers Over £340,000



Set in the desirable Redcar Road in Wallasey, this well-presented semi-detached house offers an ideal family home. With three spacious bedrooms, this property is perfect for those seeking comfort and convenience. The two reception rooms provide ample space for relaxation and entertaining, making it a wonderful setting for family gatherings or quiet evenings in.

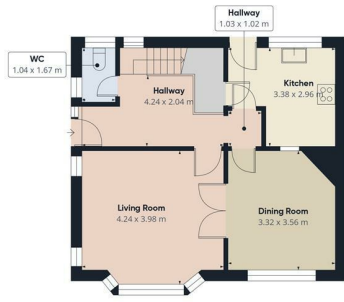
The house boasts a family bathroom and downstairs WC, ensuring that morning routines run smoothly for the whole family. A detached garage adds to the practicality of the home, providing secure parking for two vehicles and additional storage space. The rear garden is a delightful outdoor area, perfect for children to play or for hosting summer barbecues.

Situated in a sought-after area, this property is within the catchment for Greenleas Primary School, making it an excellent choice for families with young children. With its blend of space, style, and location, this three-bedroom home is a fantastic opportunity for anyone looking to settle in Wallasey. Don't miss the chance to make this charming property your own.

- Three Bedrooms
- Semi Detached Family Home
- Two Reception Rooms
- Kitchen
- Bathroom
- Downstairs WC
- Garage
- Front And Rear Gardens
- Sought After Location
- 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\*  
97.6 m<sup>2</sup>

(1) Excluding balconies and terraces

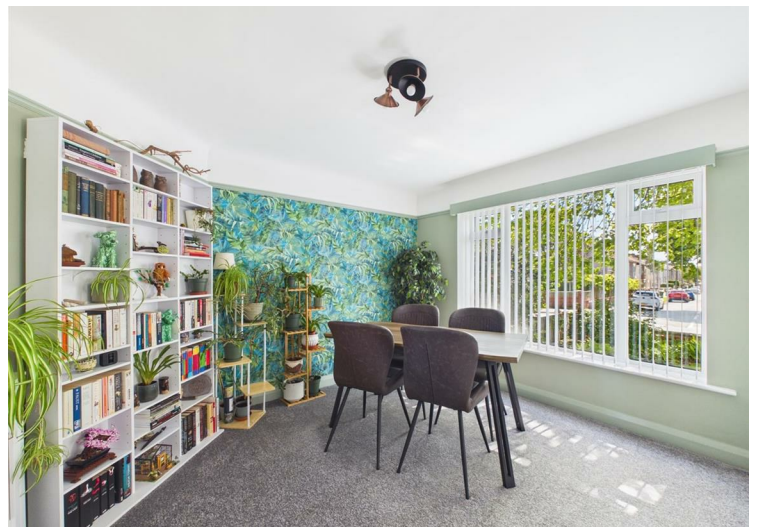
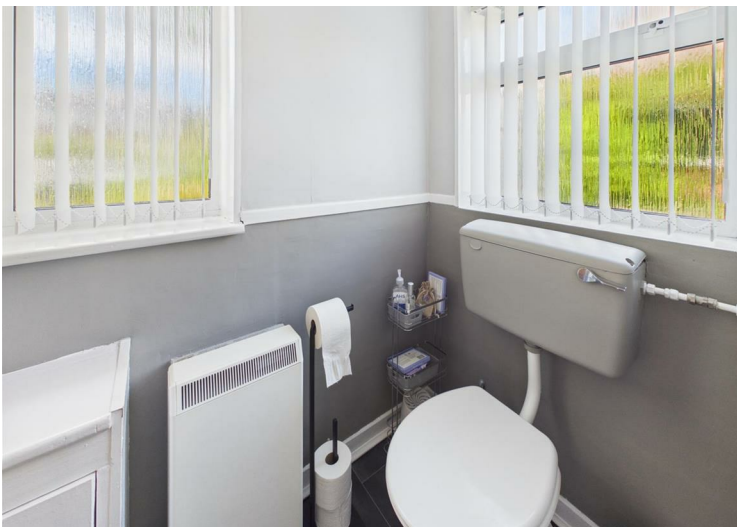
Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

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**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	



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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