



## 12 Balmoral Road, Wallasey, CH45 2LD

### £895 Per Month

 2  1  1  D

Nestled in the sought-after New Brighton area of Wallasey, this charming terraced house on Balmoral Road offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a cosy retreat.

One of the standout features of this home is its prime location. Situated just 0.4 miles from the nearest train station, commuting to nearby areas is both easy and efficient. Additionally, residents will appreciate the vibrant local scene, with a variety of independent bars, restaurants, and cafes just a stone's throw away. This lively atmosphere enhances the appeal of the property, making it a wonderful place to live.

Whether you are looking to invest in a new home or seeking a rental opportunity, this terraced house on Balmoral Road presents an excellent option. With its combination of space, location, and local amenities, it is sure to let quickly. Do not miss the chance to make this delightful property your own.

EPC Rated D

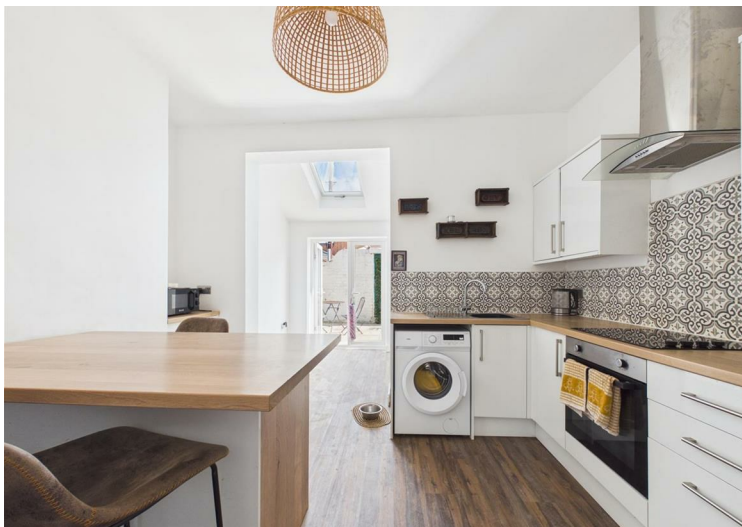
- New Brighton
- Two Bedroom
- Reception Room
- Morning Room
- EPC D
- Working Homeowner Guarantor Required

### 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 |
| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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