



## 9 Dunlins Court, Wirral, CH45 3QN Offers In The Region Of £169,950



Welcome to this charming two-bedroom ground floor apartment located in the desirable area of Dunlins Court, Wallasey. This property presents a wonderful opportunity for those looking to create their dream home, as it is in need of modernization, allowing you to put your personal touch on the space.

Upon entering, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining. The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. The kitchen and bathroom are functional, offering the perfect canvas for your renovation ideas.

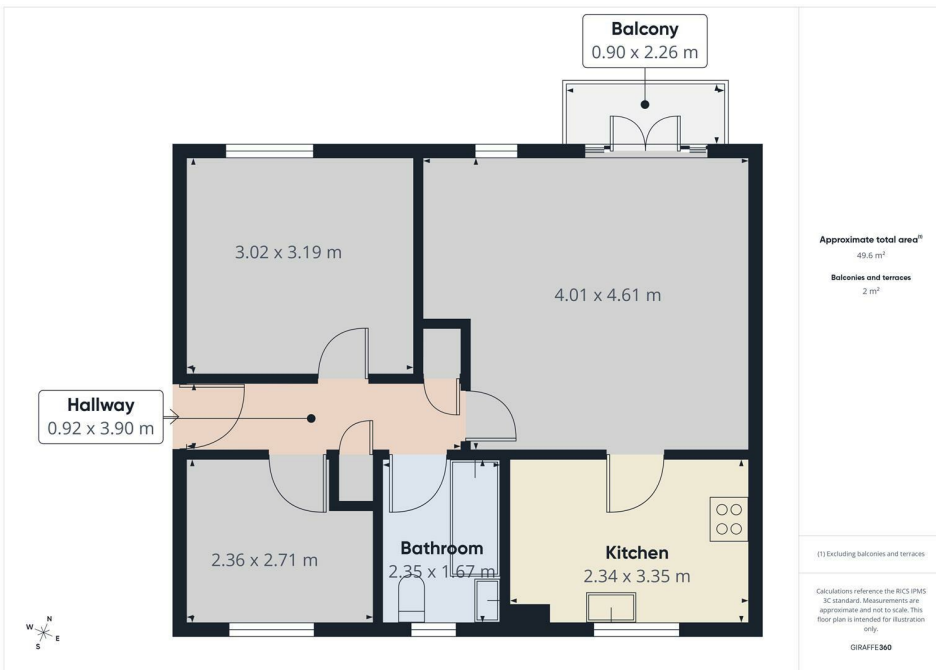
One of the standout features of this apartment is the delightful balcony, where you can enjoy beautiful views of the surrounding area, making it an ideal spot for morning coffee or evening relaxation. Additionally, the property includes a designated parking space for one vehicle, adding convenience to your daily routine.

Situated in a peaceful location, this apartment is perfect for those seeking a tranquil lifestyle while still being close to local amenities and transport links. With its potential for modernization and lovely views, this property is a fantastic opportunity for first-time buyers or investors alike. Don't miss your chance to transform this apartment into a stunning home.

- Two Bedrooms
- Ground Floor Apartment
- One Large Lounge
- Kitchen
- Bathroom
- Balcony
- Parking Space
- Sought After Location
- Beautiful Views
- EPC Rating C

### Viewing

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



Approximate total area<sup>(1)</sup>  
49.6 m<sup>2</sup>

Balconies and terraces  
2 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		Current	Potential
Vary 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>		64	70
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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