



## 102 Rappart Road, Wallasey, CH44 6QF Offers In The Region Of £125,000



Rappart Road in Wallasey, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 861 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout provides ample space for family living, ensuring that everyone can enjoy their own area.

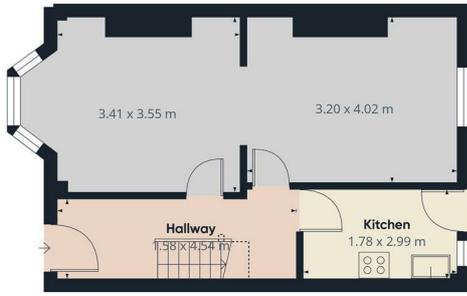
The house features three spacious bedrooms, each designed to provide a peaceful retreat at the end of a busy day. The single bathroom is well-appointed, catering to the needs of the household with ease.

Whether you are a first-time buyer or seeking a new family home, this terraced house on Rappart Road presents a wonderful opportunity to create lasting memories in a lovely setting. Do not miss the chance to view this charming property and envision your future here.

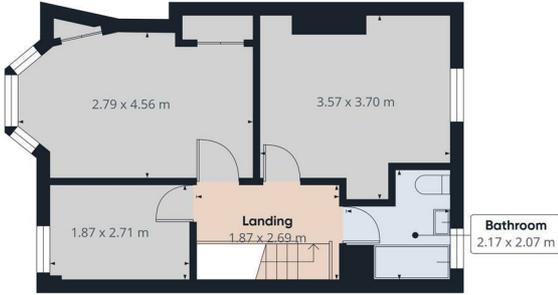
- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- Sought After Location
- EPC Rating TBC

### 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



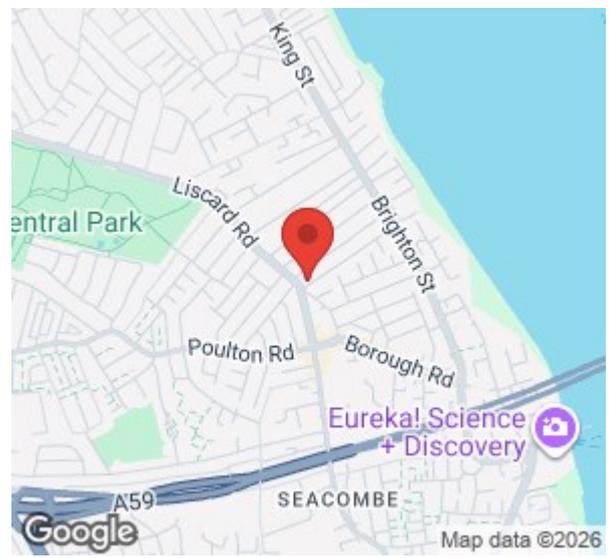
Approximate total area\*\*  
74.5 m<sup>2</sup>  
Reduced headroom  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

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

GIRAFTE360



**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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