



## 21 Kent Road, Wallasey, CH44 3AL Offers In The Region Of £145,000



Nestled on the charming Kent Road in Wallasey, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is ideal for families or individuals seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings in.

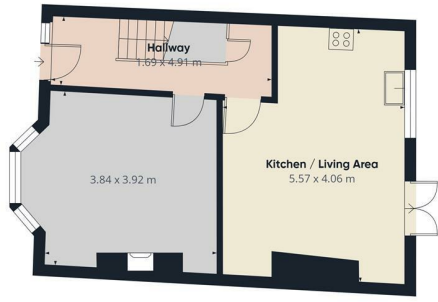
While the house is in need of refurbishment, this allows for the new owner to personalise the space to their taste and style. The potential to transform this property into a modern haven is immense, making it an exciting project for those with a vision.

The location in Wallasey is particularly appealing, providing a friendly community atmosphere with easy access to local amenities, schools, and parks. This property is not just a house; it is a canvas waiting for someone to bring it back to life. If you are looking for a project that promises both challenge and reward, this semi-detached home on Kent Road could be the perfect fit for you.

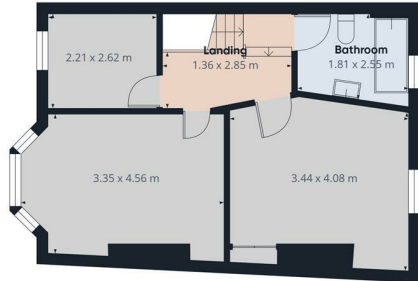
- Three Bedrooms
- Mid Terrace
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- Sought After Location
- EPC Rating D

### 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\*  
85.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GRAFFE360



**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	



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