



## 3 Coronation Avenue, Wallasey, CH45 5EL Offers In The Region Of £235,000



Nestled in the charming area of Wallasey, this delightful end of terrace house on Coronation Avenue offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed bathrooms ensure that morning routines run smoothly, providing ample facilities for everyone in the household along with a downstairs WC.

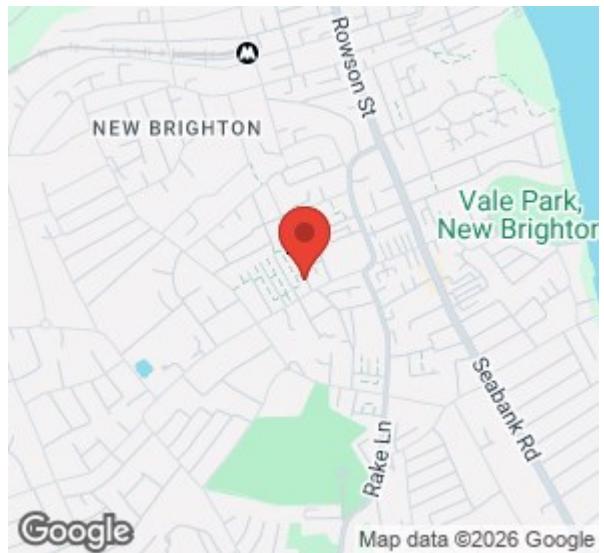
The house boasts a welcoming atmosphere, with a layout that maximises both space and natural light. The living areas are designed for relaxation and socialising, making it a wonderful place to entertain friends and family. The kitchen is functional and well-equipped, ready for culinary adventures.

Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still being conveniently close to transport links, allowing for easy access to nearby towns and cities.

- Four Bedrooms
- Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			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.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**

**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**

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