



## 15 Kent Road, Wallasey, CH44 3AL Offers In The Region Of £135,000



Nestled on the charming Kent Road in Wallasey, this mid-terrace 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 at home.

While the house is in need of refurbishment, it provides a blank canvas for buyers to inject their personal style and vision. The potential to transform this property into a modern haven is immense, making it an exciting project for those with a flair for design and renovation.

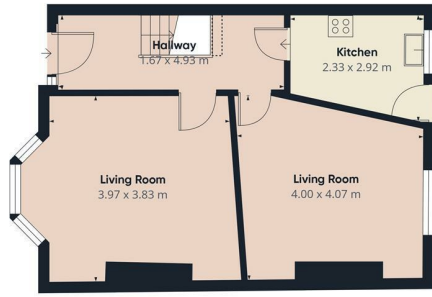
The location on Kent Road is particularly appealing, as it offers a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links. This makes it an excellent choice for families and commuters alike.

In summary, this mid-terrace house on Kent Road is a promising investment for anyone looking to put their own stamp on a property. With its generous living space and potential for refurbishment, it is a rare find in the Wallasey area. Don't miss the chance to turn this house into a beautiful home.

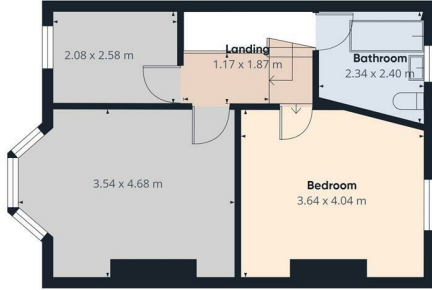
- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- In Need Of Modernization
- EPC Rating TBC

### 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\*  
86.3 m<sup>2</sup>  
Reduced headroom  
0.2 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.

GIRAFÉ 360



**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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