



## 70 Sandridge Road, Wallasey, CH45 5BB Offers In The Region Of £105,000



Nestled on the charming Sandridge Road in Wallasey, this delightful first-floor apartment offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this residence is ideal for individuals, couples, or small families seeking a welcoming home.

The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining guests. Natural light floods the area, creating a warm and airy atmosphere that enhances the overall appeal of the property. The layout is thoughtfully designed, ensuring that every corner of the apartment is both functional and stylish.

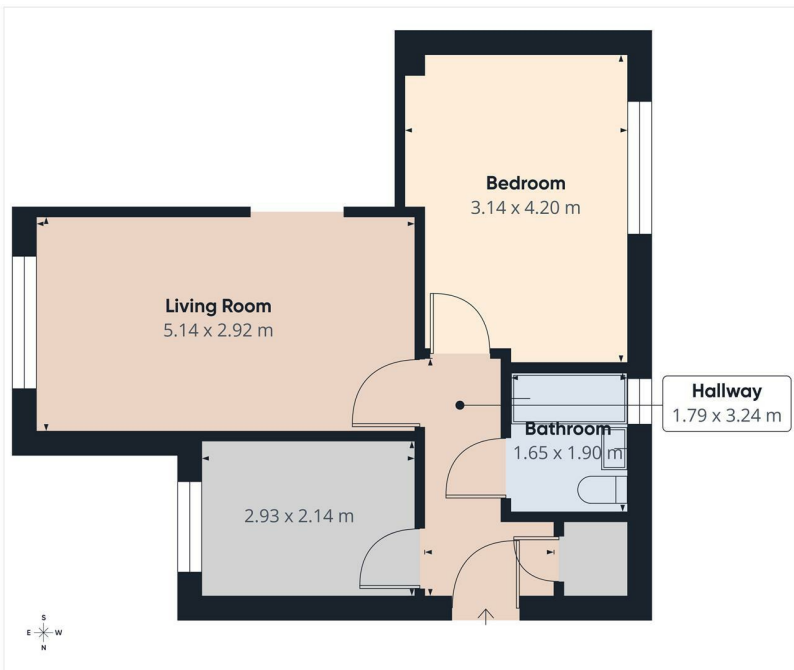
The bathroom is well-appointed, catering to all your daily needs with ease. The property, built after the year 2000, benefits from contemporary design and modern amenities, making it a low-maintenance option for those looking to settle in a vibrant community.

- Two Bedrooms
- First Floor Apartment
- One Reception Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- 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



Approximate total area\*  
42.3 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.

GIRAFFE360



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>		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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