



## TFF 4 Water Street, Wirral, CH44 8AP Offers In The Region Of £69,950



Nestled in the charming area of Wallasey, Merseyside, this delightful apartment on Water Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The kitchen is functional and ready for your personal touch, allowing you to create a culinary haven tailored to your tastes. The bathroom is conveniently located, ensuring ease of access for all residents.

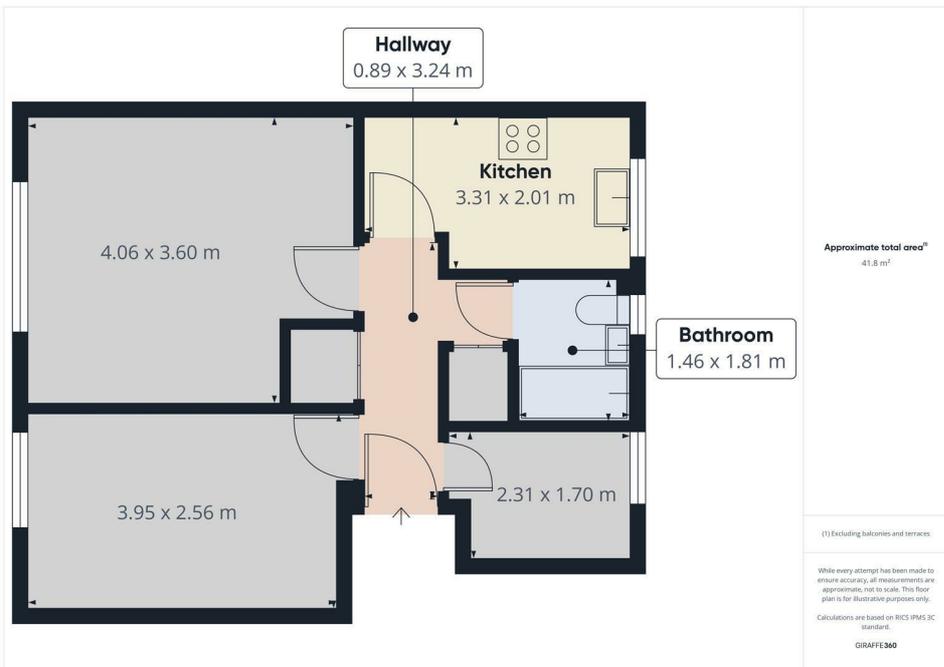
This purpose-built apartment is not only practical but also offers a sense of community in a desirable location. With its close proximity to local amenities, parks, and transport links, this property is perfectly positioned for those seeking a blend of convenience and tranquillity.

Whether you are embarking on your journey as a homeowner or looking to expand your investment portfolio, this property is a remarkable find. Do not miss the chance to make this charming house your new home.

- Two Bedrooms
- Purpose Built Apartment
- One Reception Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Sought After Location
- Viewing Essential!
- EPC Rating C

### 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) <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		
	74	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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