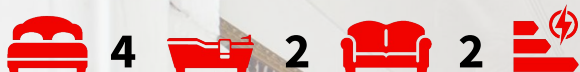




30 Sedbergh Road, Wallasey, CH44 2BR Offers In The Region Of £335,000



Sedbergh Road in Wallasey, this delightful semi-detached house offers a perfect blend of comfort and space. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features one bathroom and downstairs wc, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

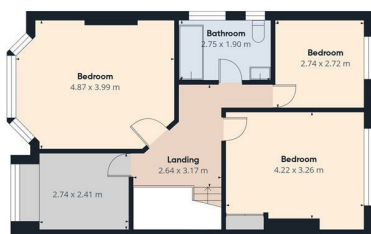
For those with vehicles, the property includes parking for two cars, a valuable asset in this desirable area. The location is not only peaceful but also conveniently situated near local amenities, schools, and transport links, making it an excellent choice for both families and professionals.

This semi-detached house on Sedbergh Road is a wonderful opportunity for anyone looking to settle in Wallasey. With its generous living space and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

- Four Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen/Morning Room
- Family Bathroom And Downstairs WC
- Parquet Flooring
- Rear Garden
- Off Road Parking And Driveway
- 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⁽¹⁾
127.7 m²

(1) Excluding balconies and terraces

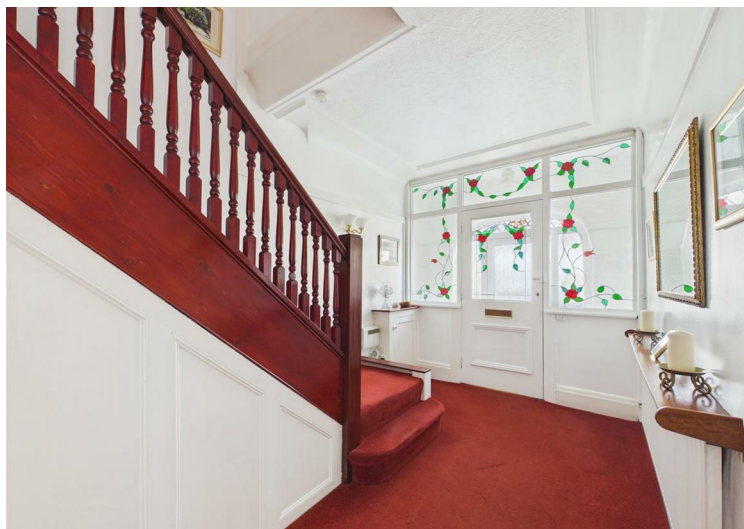
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating

	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.

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