



12 Hilbre Avenue, Wallasey, CH44 5RR Offers In The Region Of £225,000



A semi detached family home situated in a quiet cul de sac location close to local shops and transport links. In brief the property comprises of three bedrooms, two reception rooms, extended kitchen, bathroom and rear garden. The property also benefits from gas central heating, double glazing and permit parking. Viewing recommended!

- Three Bedrooms
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Rear Garden
- Double Glazing
- Gas Central Heating
- Viewing Recommended!
- 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

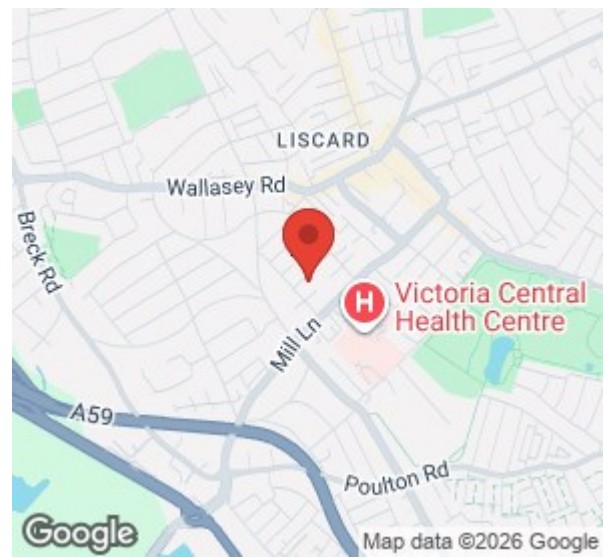


Approximate total area*
80.4 m²

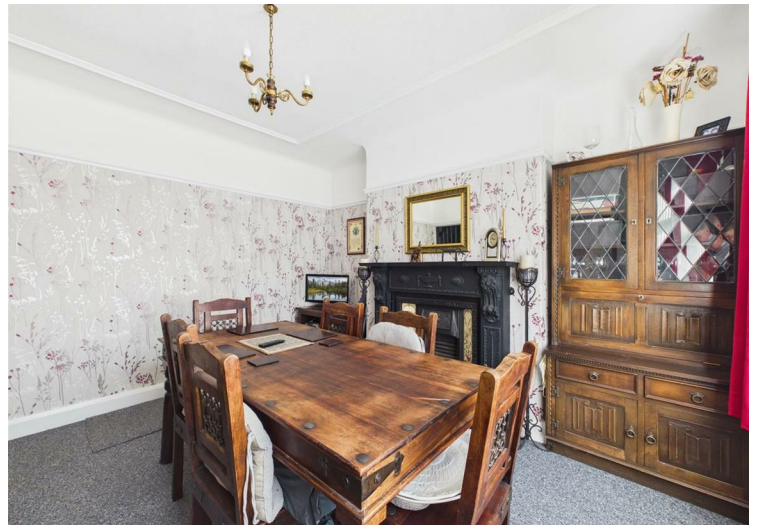
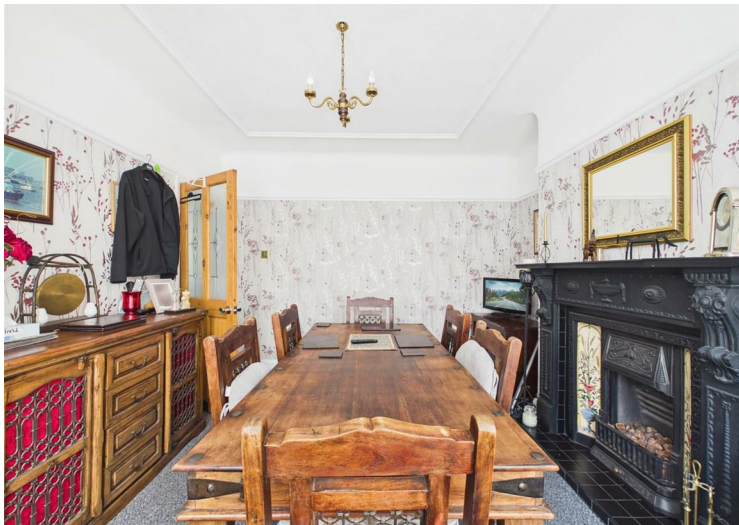
(1) Excluding balconies and terraces

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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