



## 91b Rowson Street, Wirral, CH45 2LY £725 PCM



Nestled in the charming area of New Brighton on the Wirral, this delightful flat at Rowson Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat close to the coast.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

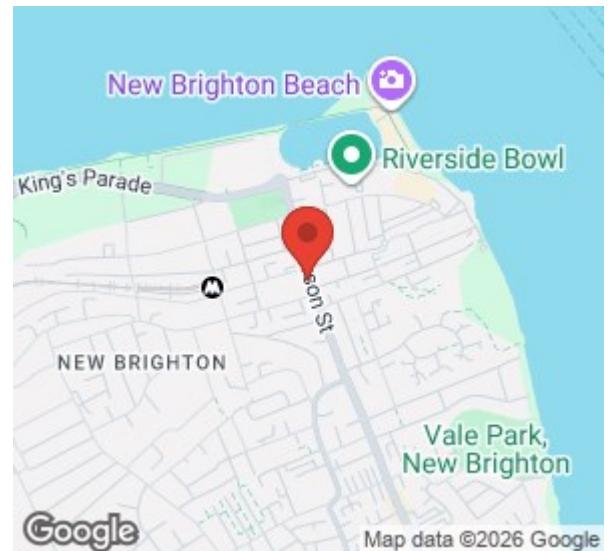
The flat features a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen, while not specified, is typically a functional area that complements the living space, allowing for easy meal preparation and dining.

Located in New Brighton, residents can enjoy the vibrant local community, with a variety of shops, cafes, and recreational facilities nearby. The stunning coastline is just a short stroll away, offering picturesque views and opportunities for leisurely walks along the beach.

- Two Bedrooms
- Top Floor Apartment
- Large Reception Room With Views
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Breathtaking Views
- EPC Rating D

### 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)	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



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