



## 2 Clwyd Terrace Mount Pleasant Road, Wallasey, CH45 5EW Offers In The Region Of £130,000



Nestled in the desirable area of Clywd Terrace, Wallasey, this charming property offers a wonderful opportunity for those seeking a comfortable home in a sought-after location. With two well-proportioned bedrooms, this residence is perfect for small families, couples, or individuals looking for a peaceful retreat.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space. The layout encourages a warm and welcoming atmosphere, ideal for creating lasting memories.

The bathroom is conveniently located, ensuring practicality for daily routines. While the property type is not specified, its end-of-terrace position offers added privacy and a sense of community, making it an appealing choice for those who value both comfort and convenience.


Situated in Wallasey, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The surrounding area is known for its friendly neighbourhood and vibrant community spirit, making it an ideal place to settle down.

- Two Bedrooms
- Mid Terrace Property
- Sought After Location
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Yard Area
- 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



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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