



## 96A Serpentine Road, Wallasey, CH44 0AZ Offers In The Region Of £138,950



Nestled on the charming Serpentine Road in Wallasey, this beautifully presented first-floor flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home.

Upon entering, you will be greeted by a spacious hallway and reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern kitchen is a standout feature, designed with both style and functionality in mind. It boasts ample space for a dining area, making it a perfect spot for enjoying meals with family and friends.

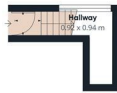
The flat also includes a contemporary bathroom, thoughtfully designed to meet your everyday needs. Additionally, the property benefits from private outside space, allowing you to enjoy the fresh air and perhaps indulge in a bit of gardening or simply unwind in your own outdoor retreat.

This property combines modern living with a convenient location, making it an excellent choice for those looking to settle in Wallasey. With its appealing features and comfortable layout, this flat is sure to attract interest. Do not miss the opportunity to make this lovely home your own.

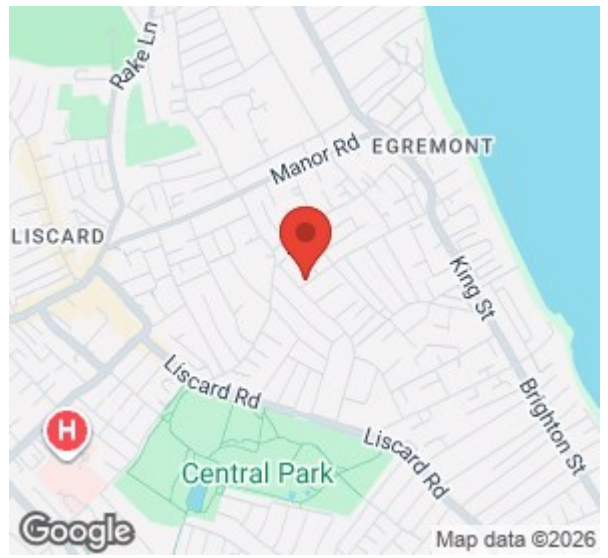
- Two Bedrooms
- First Floor Flat
- Large Hallway
- Kitchen With Dining Area
- Bathroom
- Double Glazing
- Gas Central Heating
- Private Outside Space
- Beautifully Presented
- EPC Rating D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area\*  
75 m<sup>2</sup>



(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.

GIRAFFE360

**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 |                         |           |
| <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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