



## 52 Wellington Road, Wallasey, CH45 2NF Offers In The Region Of £350,000

Wellington Road in the charming area of Wallasey, this delightful mid-terrace period property offers a unique opportunity for those seeking a spacious family home. Boasting five generously sized bedrooms, this residence is perfect for larger families or those who desire extra space for guests or a home office.

As you enter, you will be greeted by two inviting reception rooms, each filled with character and charm, showcasing the original features that make this property truly special. The high ceilings and period details create a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The property also includes two bathrooms, providing ample facilities for a busy household. While the home is in need of refurbishment, it presents a fantastic opportunity for buyers to put their own stamp on it and create a personalised living space that reflects their style and preferences.

Located just a short walk from the picturesque New Brighton promenade, residents can enjoy the stunning coastal views and a variety of local amenities, including shops, cafes, and recreational activities. This prime location offers the perfect blend of convenience and leisure, making it an ideal choice for families and professionals alike.

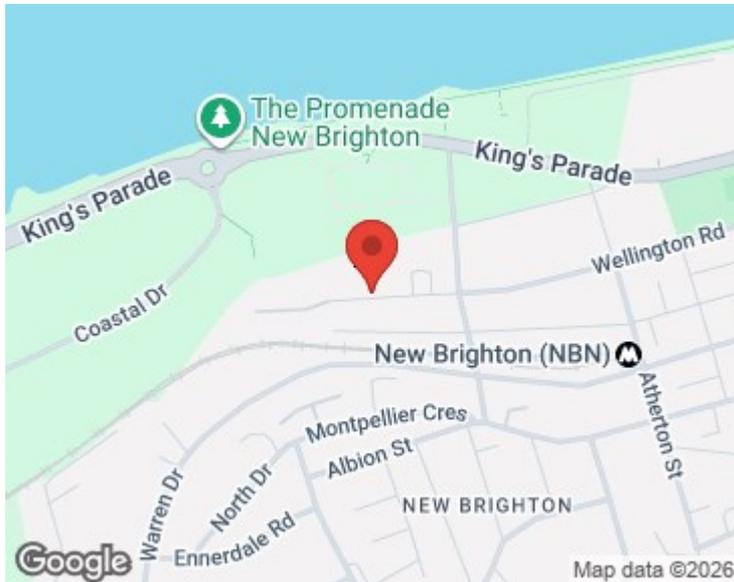
In summary, this five-bedroom mid-terrace property on Wellington Road is a rare find, brimming with potential and original features. With a little vision and effort, it can be transformed into a magnificent family home in a sought-after location. Don't miss the chance to make this property your own.

# 52 Wellington Road, Wallasey, CH45 2NF

## Offers In The Region Of £350,000



- Five Bedrooms
- Kitchen
- Rear Garden
- EPC Rating TBC
- Mid Terrace Period Property
- Two Bathrooms
- Sought After Location
- Two Reception Rooms
- Original Features
- Viewing Essential!



### Directions

**T. 0151 638 6313**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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