



25a Hamilton Road, Wallasey, CH45 9JE Offers In The Region Of £295,000

 4  1  1  D

Nestled in the vibrant heart of New Brighton, this simply stunning apartment on Hamilton Road offers a perfect blend of modern living and comfort. Spanning an impressive 2,088 square feet, this spacious residence features three well-appointed bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are welcomed into a tastefully designed reception room that exudes warmth and style. The apartment boasts a modern bathroom, finished to a high standard, ensuring a luxurious experience for its occupants. The kitchen is a true highlight, thoughtfully designed to include ample dining space, perfect for family gatherings and entertaining friends.

With gas central heating and double glazing throughout, this property promises warmth and energy efficiency, making it a practical choice for year-round living. A viewing of this exceptional apartment is essential to fully appreciate the meticulous thought and care that has gone into its design and presentation.

This property not only offers a beautiful living space but also places you in a lively community, with local amenities and the stunning coastline just a stone's throw away. Don't miss the opportunity to make this remarkable apartment your new home.

- Three Bedrooms
- Beautiful First Floor Apartment
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Small Courtyard
- Gas Central Heating
- Double Glazing
- Highly Sought After 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



Approximate total area*
103.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating

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.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. sales@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk/>