



Malpas Road, Wallasey

£1,300 PCM



LESLEY HOOKS
ESTATE AGENTS





This beautifully refurbished, light, and airy semi-detached home is ready for you to move straight into! Offering a perfect blend of modern style and comfort, the property features brand-new flooring, a sleek glass banister, and contemporary upright radiators. With uPVC double glazing and efficient combi-fired gas central heating, this home is both warm and energy-efficient. Step inside to a welcoming hallway leading to a bright lounge with a charming bay window, creating a cosy yet spacious feel. The stunning open-plan kitchen and family room is perfect for entertaining, with double doors opening out to the rear garden. A convenient utility room with a WC and wash basin completes the ground floor. Upstairs, you'll find three generously sized bedrooms and a stylish four-piece bathroom, offering both luxury and practicality. Outside, the private rear garden with a patio area provides the perfect space to relax and unwind. Ideally located within walking distance of local shops, excellent schools, and great transport links, this fantastic home won't be available for long! Enquire today to arrange a viewing! Council tax band C. EPC rating E.



Hallway

17'0" (5.18m) x 6'4" (1.93m)

Lounge

14'6" (4.42m) Into Bay x 12'4" (3.76m)

Open Plan Kitchen Family Room

19'4" (5.89m) Max x 14'6" (4.42m) Max

Utility Room & WC

8'0" (2.44m) x 5'2" (1.57m)



Bedroom One

14'6" (4.42m) Into Bay x 12'0" (3.66m)

Bedroom Two

14'5" (4.39m) x 11'6" (3.51m)

Bedroom Three

8'10" (2.69m) x 7'0" (2.13m)

Bathroom

9'7" (2.92m) x 7'4" (2.24m)





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Whilst every attempt has been made to ensure the accuracy of the floorplan, exact measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or discrepancies. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.