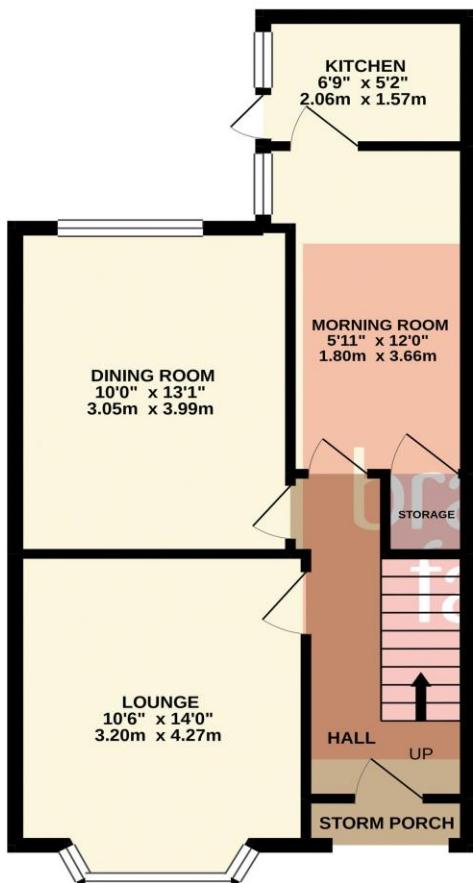


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GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure:

The Small Print...

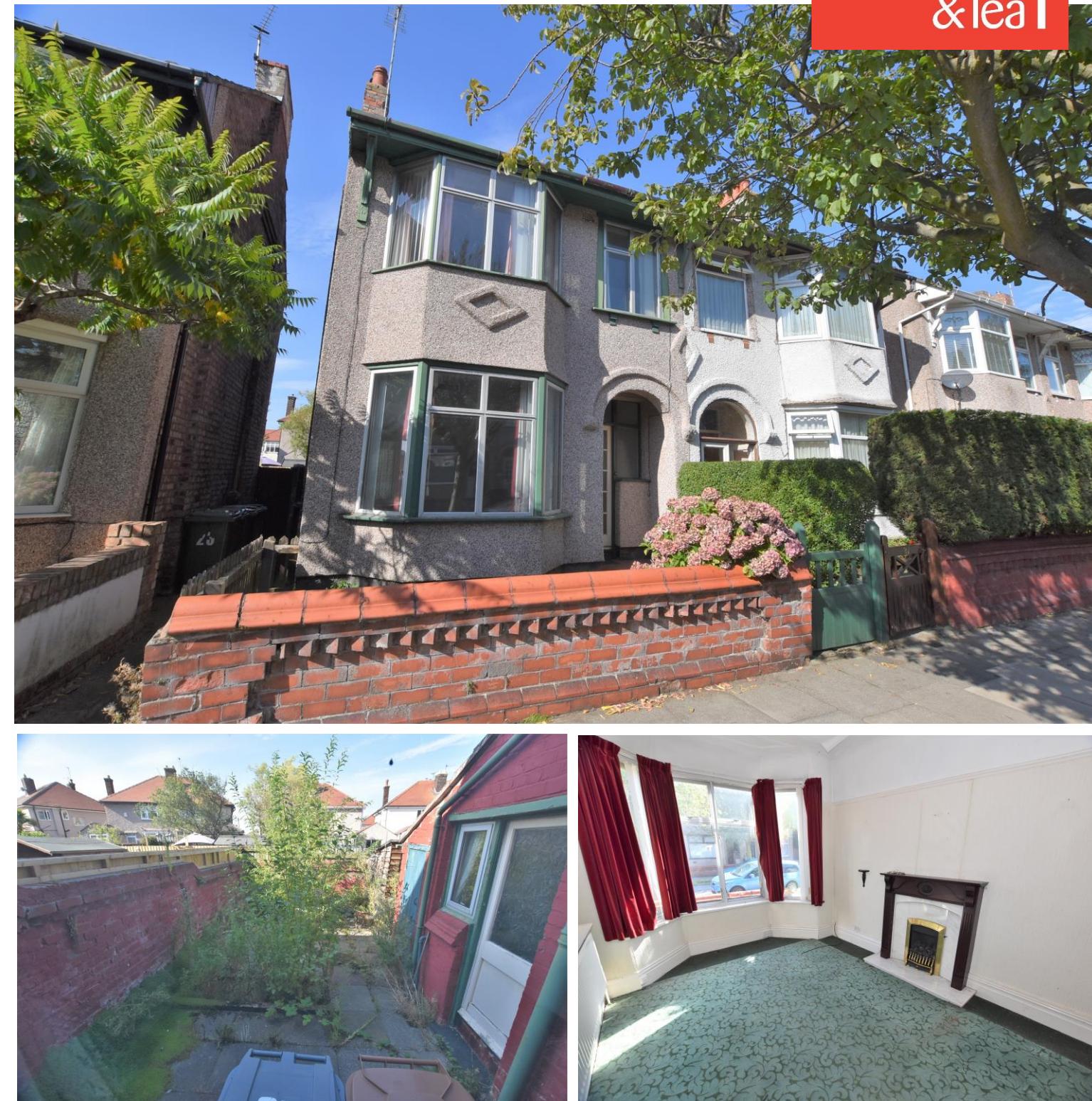
Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

25 St Nicholas Road, Wallasey

CH45 8NG

Guide Price £140,000

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About the property...

Offered with no onward chain and in need of updating throughout is this three bedroom semi-detached property within close proximity to the M53 Mid Wirral Motorway, local shops and amenities within Wallasey Village. The property is also located close to frequent bus and train routes to Liverpool's town centre. The inside of the property comprises: Entrance hall, lounge, dining room, morning room, fitted kitchen, landing, three bedrooms and a bathroom. To the exterior of the property there are enclosed courtyards to the front and rear. This is a great investment in a prime location.

About the location...

The property is situated in the heart of Wallasey Village just off Leasowe Road.



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