



## 3 6 Sefton Road, Wirral, CH62 5AT

### £725

Located in the heart of Wirral on Sefton Road, this charming two-bedroom flat conversion is a delightful opportunity for those seeking a comfortable and convenient living space. Available from early May 2025, this property is ideally located directly opposite picturesque parklands, perfect for leisurely strolls and outdoor activities.

Upon entering, you will find a spacious living and dining room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The fitted kitchen is well-equipped, providing all the essentials for culinary enthusiasts. The two generously sized double bedrooms ensure ample space for rest and personalisation, while the bathroom is conveniently located to serve the needs of the household.

This flat boasts the advantages of double glazing and gas central heating, ensuring a cosy environment throughout the year. Additionally, residents will appreciate the communal rear garden, a lovely space to unwind and enjoy the outdoors. For those with vehicles, the property includes a driveway at the front, providing off-road parking for one vehicle.

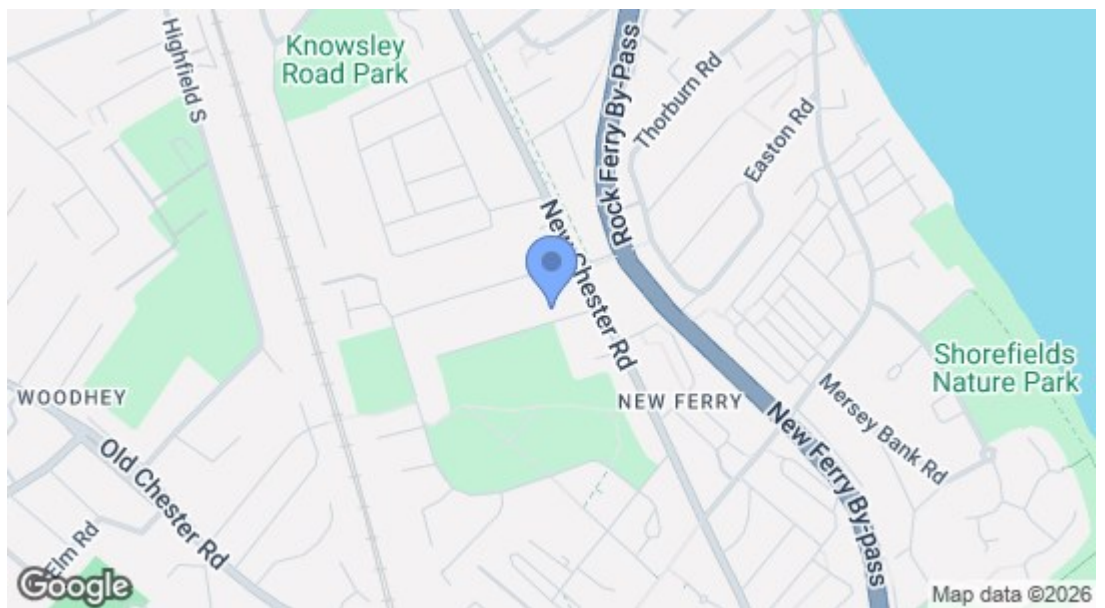
With a council tax band of A, this property presents an attractive option for young professionals, or those looking to downsize. The combination of its prime location, modern amenities, and community feel makes this flat a wonderful place to call home. Do not miss the chance to make this delightful apartment your own. Available now

- Two Bedroom Apartment
- Available now
- Off Road Parking
- First Floor
- EPC Rating C
- Viewing Highly Recommended
- Unfurnished
- Council Tax Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		76	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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