



39 Wakefield Drive, Wirral , CH46 3RN
Offers in the region of £159,950

Bluerow Homes are pleased to welcome to the market this spacious three bedroom semi detached house in Moreton.

Conveniently located by New Brighton Promenade, retail parks and the Mersey Tunnel.

The property itself would make a wonderful home or likewise be a great investment opportunity for any investors looking for their next purchase.

Briefly comprising of entrance hallway leading to the lounge through to dining area, a modern fitted kitchen, utility room, downstairs toilet and a conservatory which offers access to the rear spacious garden.

To the upper floor you will find three double bedrooms and a bathroom.

Available with no onwads chain.

Council Tax band B

Double glazed window to the front aspect, radiator and open to dining room.

Dining Room

Double glazed window to the front aspect and a radiator.

Kitchen

Fitted kitchen comprising wall and base units, sink/drainer and complementary work surfaces. Double glazed window to the rear aspect and door leading to the utility room and conservatory.

Utility Room

Conservatory

UPVC construction.

Bedroom One 12' 9" x 10' 5" (3.89m x 3.17m)

Double glazed window to the front aspect and a radiator

Bedroom Two 10' 10" x 9' 8" (3.30m x 2.95m)

Double glazed window to the front aspect and a radiator.

Bedroom Three 10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to the rear aspect.

Bathroom

Bath with over head shower, wash hand basin and WC. Radiator and double glazed window to the rear aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

sales@bluerowhomes.co.uk

www.bluerowlettings.com