



## 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.

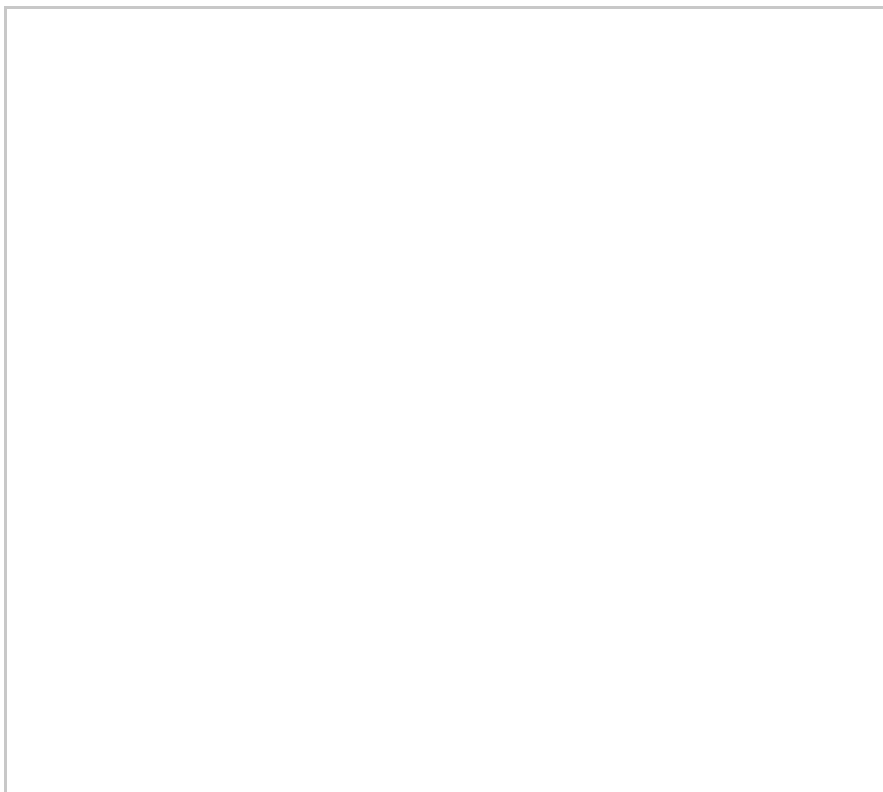
- Two Bedroom Apartment
- First Floor
- Unfurnished
- Available from 8th May
- EPC Rating C
- Council Tax Band A
- Off Road Parking
- Viewing Highly Recommended

### Viewing

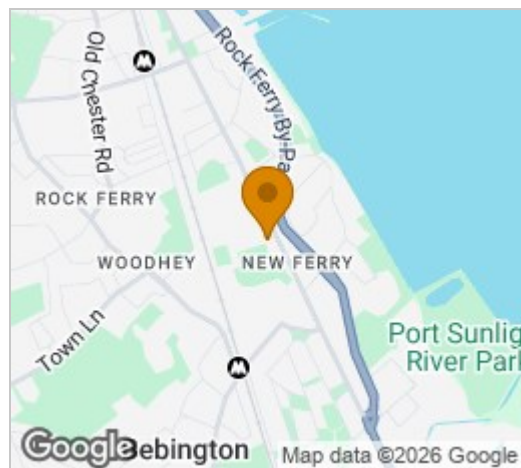
Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



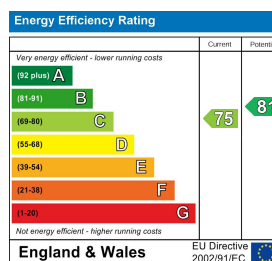
## Floor Plan



## Area Map



## Energy Efficiency Graph



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