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ON BEHALF OF JOINT ADMINISTRATORS

# The Bungalow, 32–34 Wellington Road, Wallasey CH45 2NG

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

## Description

A part built three/four bed bungalow with mezzanine floor sat on a good sized plot with views over the Promenade and within the Redcliffe Grounds. Works have commenced to convert to provide a three/four bedroomed bungalow each with their own ensuite bathroom and benefiting from double glazing, first fix underfloor heating, Garden with amazing views over the Estuary, private secure Parking and balcony with terrace. Once the works have been completed the property would be suitable for occupation or re-sale purposes. We are advised planning permission was granted under Planning Ref: LBC/04/06400 however potential purchasers should now make their own enquiries.

## Situated

In the popular New Brighton seaside resort overlooking the promenade with stunning sea views. Approximately 1.5 miles from Wallasey town centre and within close proximity to local amenities, Schooling and transport links to include New Brighton train station.

## Ground Floor

Large Open Plan Lounge/Kitchen (no fittings) with Mezzanine Floor with balcony, Utility room, three bedrooms with En-suite (No Fittings), Bathroom/WC (No Fittings)

## Outside

Gardens, Parking, Balcony leading to Terrace area.

## EPC Rating

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