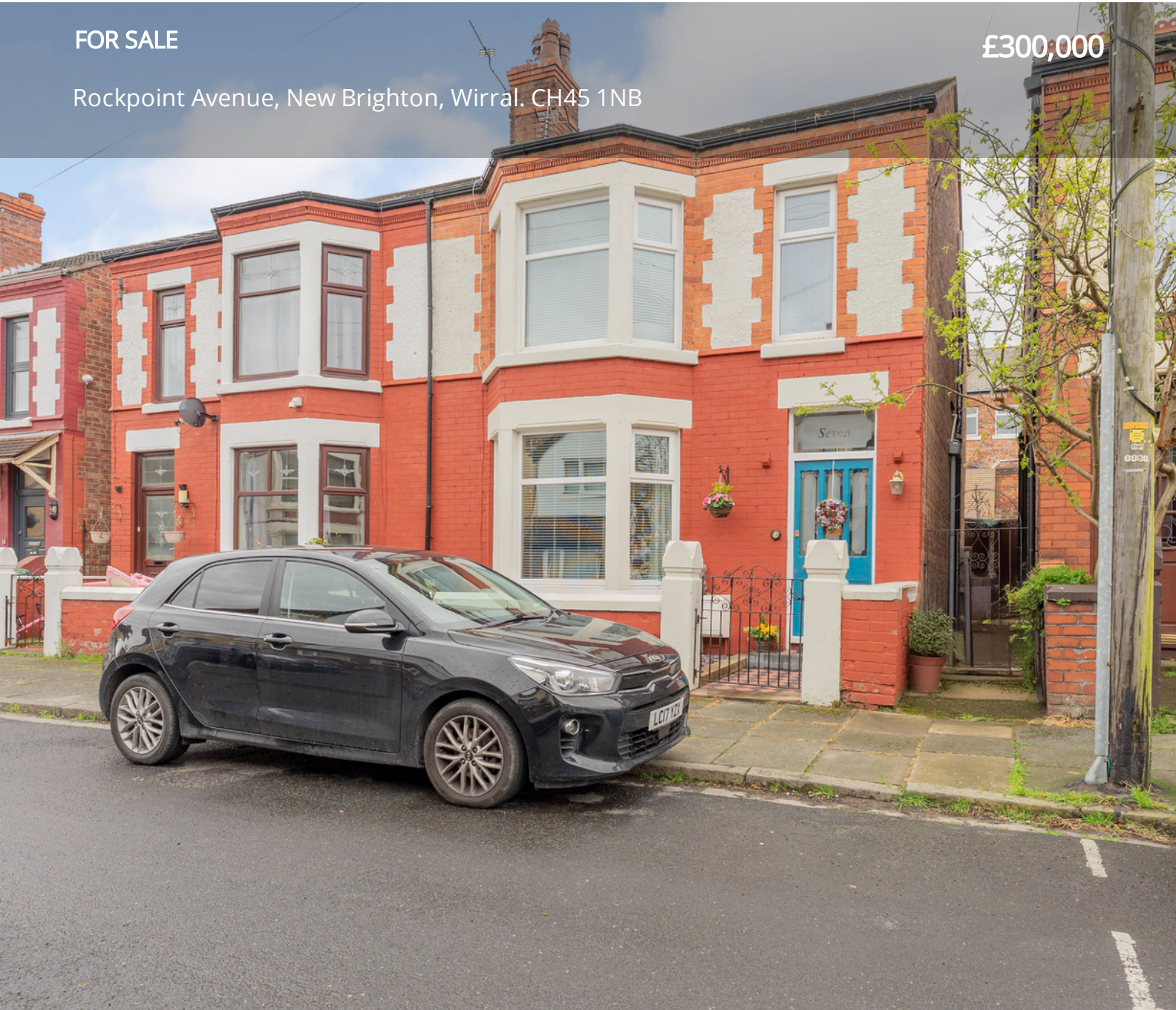


FOR SALE

£300,000

Rockpoint Avenue, New Brighton, Wirral. CH45 1NB



Location Location Location! This wonderful four bedroom semi-detached residence has been refurbished and maintained to an impeccable standard by our seller. Situated on one of New Brighton's most sought after roads just a stones throw from the promenade, New Brighton Primary School, Train Station Vale Park, this gem is a fabulous blend of character and modern day living.









Ground Floor

1st Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		