



**Rullerton Mews, Rullerton Road   Offers In Excess £138,000**  
**Wallasey**  
**Merseyside**  
**CH44 5XR**

**bettermove**

# Rullerton Mews, Rullerton Road Wallasey

Bettermove are proud to present this 2 bedroom Town House in Wallasey available with no forward chain.

The property is currently vacant for immediate possession.

The property benefits from double glazing, gas central heating throughout and has allocated off street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 1 bedroom and the family bathroom. The second floor has the second bedroom with en-suite. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Wallasey, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A59, M53 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

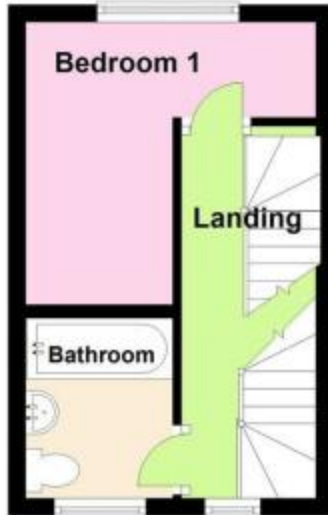
The exclusivity fee is returned to you upon successful completion of the property.



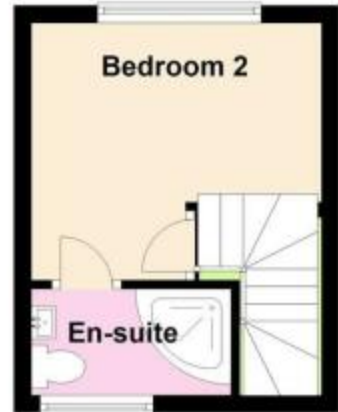
### Ground Floor



### First Floor



### Second Floor



This floorplan has been designed and completed by Hunters Estate Agents.  
Plan produced using PlanUp.

### Rullerton Mews, Wallasey

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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