



35 Hampstead Road, Wallasey, CH44 9BJ

Asking Price £160,000



**STAPLETON  
DERBY**

Stapleton Derby are delighted to present Hampstead Road, Wallasey, CH44 9BJ — a well-proportioned three-bedroom semi-detached home, ideally positioned within a popular and convenient residential location.

Situated in the heart of Wallasey, the property benefits from excellent local amenities including nearby shops, supermarkets and reputable schools, making it an attractive option for families and first-time buyers alike. There are strong transport links with easy access to the Kingsway Tunnel, Wallasey Village, and Liverpool City Centre, as well as regular bus and rail connections. The area also offers close proximity to Central Park and the scenic Wirral coastline, providing excellent outdoor and leisure opportunities.

Internally, the property comprises a welcoming entrance hallway, a bright and comfortable living room, and an open-plan kitchen dining area — ideal for modern family living and entertaining. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property offers on-road parking to the front. To the rear, there is a private garden space, perfect for relaxing or outdoor dining.

The property is offered on a FREEHOLD basis and has an EPC rating of D.

This home represents an excellent opportunity for buyers seeking space, convenience and long-term potential in a well-connected location.

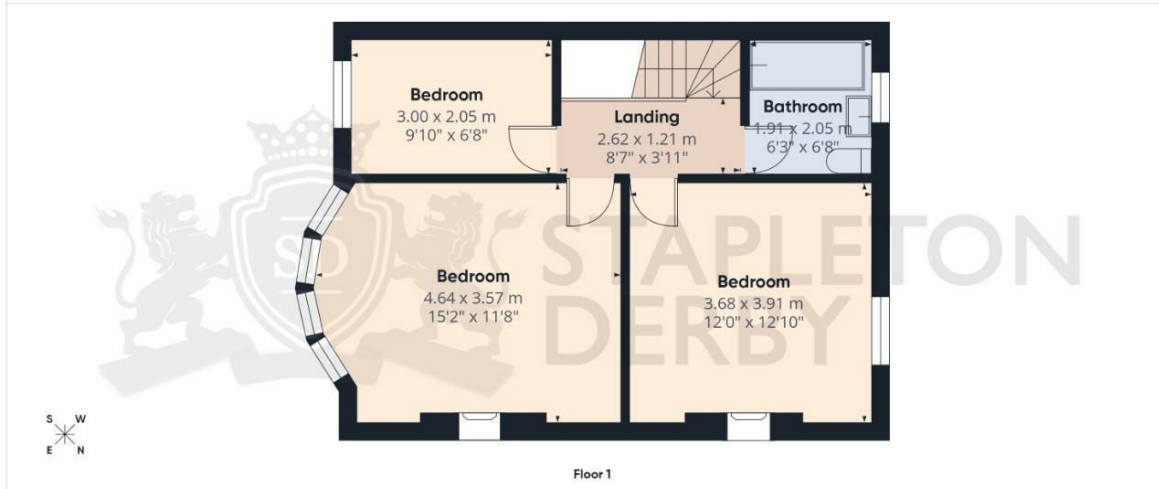
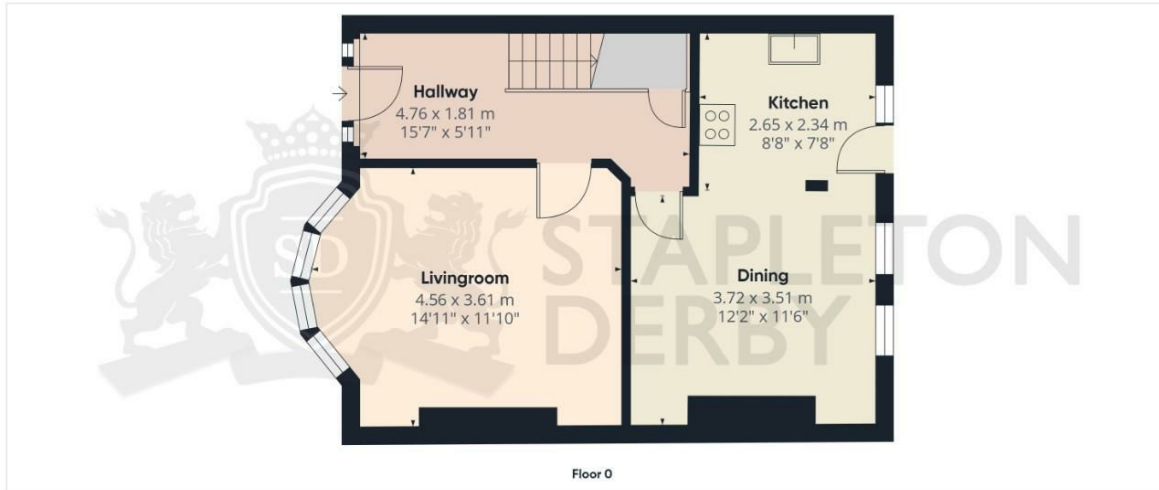








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**STAPLETON DERBY**

Approximate total area<sup>®</sup>  
 85.7 m<sup>2</sup>  
 923 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>88</b>

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

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.