



Salisbury Drive, New Ferry, Merseyside CH62 1BD

Offers Over £130,000

 3 Bedroom
  2 Reception
  1 Bathroom
  D

*** Popular Area - Ideal First Time Buy or Buy To Let Investment -Currently Let @ £725 PCM ***

Hewitt Adams is delighted to offer For Sale this stunning Three Bedroom Mid -Terrace house on Salisbury Drive, New Ferry.

The property is in immaculate condition and offered to market as a buy to let investment, where the tenants are currently paying £725 PCM or with vacant possession.

The property was fully refurbished in 2022 to an expectational standard, and has been let to the same tenants since.

In brief the property consists of: Entrance Hallway, Lounge, Dining Room, Kitchen, three Bedrooms, Bathroom and a rear Garden. There is on street Parking.

As the property is currently let, it benefits from a Gas safety certificate, EICR and EPC. Hewitt Adams set up the tenancy and currently manage the property and offer a completely hands free management package.

Please call Hewitt Adams today on 0151 342 8200 to arrange a viewing.

Entrance

uPVC front door to the Hallway.

Hallway

Laminate flooring, radiator, meter cupboard, staircase to the first floor accommodation.

Lounge

13'11x9'09 (4.24mx2.97m)

Bay window to the front elevation, radiator, laminate flooring.

Dining Room

12'05x9'07 (3.78mx2.92m)

uPVC door to the rear elevation, laminate flooring, tall feature radiator, open to the Kitchen.

Kitchen

16'04x7'03 (4.98mx2.21m)

Wall and base units with worktops, inset sink and drainer with mixer tap, integrated electric oven, hob and extractor fan. There is space for a free standing washing machine and tall fridge/freezer. Window to the rear elevation, laminate flooring.

Bedroom 1

13'10x9'09 (4.22mx2.97m)

Bay window to the front elevation, radiator.

Bedroom 2

12'05x9'10 (3.78mx3.00m)

Window to the rear elevation, radiator.

Bedroom 3

8'02x5'11 (2.49mx1.80m)

Window to the front elevation, radiator.

Bathroom

P shaped bath with glass shower screen, thermostatic shower, WC, wash basin with mixer tap, heated towel rail, tiled walls and floors, extractor fan, window to the rear elevation.

Externally - Front Elevation

On Street Parking.

Externally - Rear Elevation

An enclosed rear Yard with gated access to the rear.

