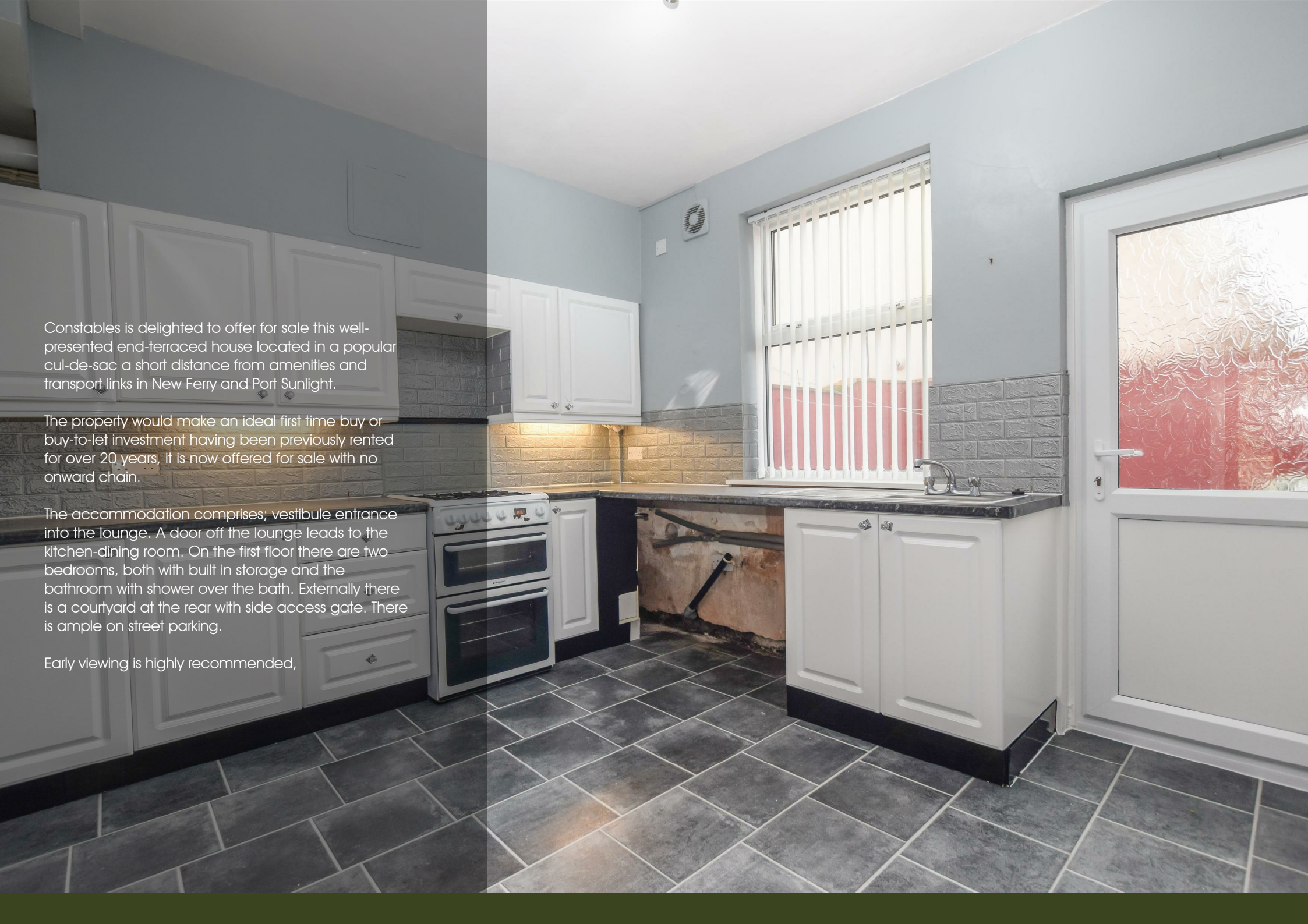




Constables
SALES & LETTINGS

Beaconsfield Road, New Ferry, Wirral

£99,950



Constables is delighted to offer for sale this well-presented end-terraced house located in a popular cul-de-sac a short distance from amenities and transport links in New Ferry and Port Sunlight.

The property would make an ideal first time buy or buy-to-let investment having been previously rented for over 20 years, it is now offered for sale with no onward chain.

The accommodation comprises; vestibule entrance into the lounge. A door off the lounge leads to the kitchen-dining room. On the first floor there are two bedrooms, both with built in storage and the bathroom with shower over the bath. Externally there is a courtyard at the rear with side access gate. There is ample on street parking.

Early viewing is highly recommended,

- End-Terraced Property
- Two Bedrooms
- Ideal Investment of First Time Buy
- Popular cul-de-sac Location
- Lounge & Kitchen-Dining Room
- No Onward Chain
- Close to Amenities and Transport Links
- Rear Courtyard
- Council Tax Band: A

Lounge

11'9" max x 12' max (3.58m max x 3.66m max)

Kitchen-Dining Room

12'1" max x 11'8" max (3.68m max x 3.56m max)

Bedroom One

11'9" x 11'11" max into alcove
(3.58m x 3.63m max into alcove)

Bedroom Two

8'9" x 6'6" (2.67m x 1.98m)

Bathroom

5'10" x 5'3" (1.78m x 1.60m)


Lease Information

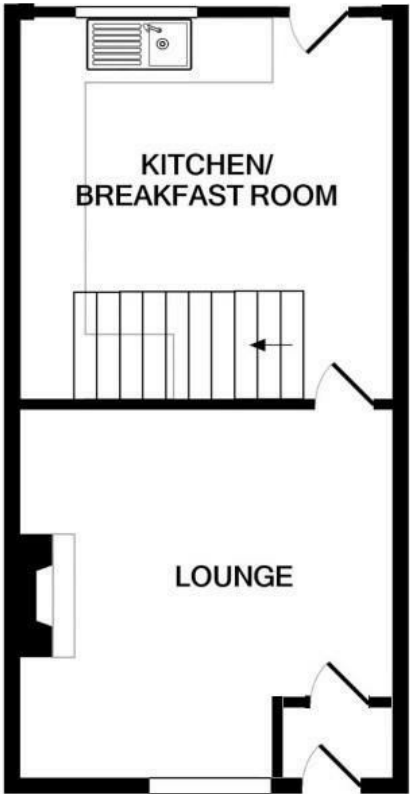
999 year lease from 29th July 1985
at a peppercorn rent of £16 per annum



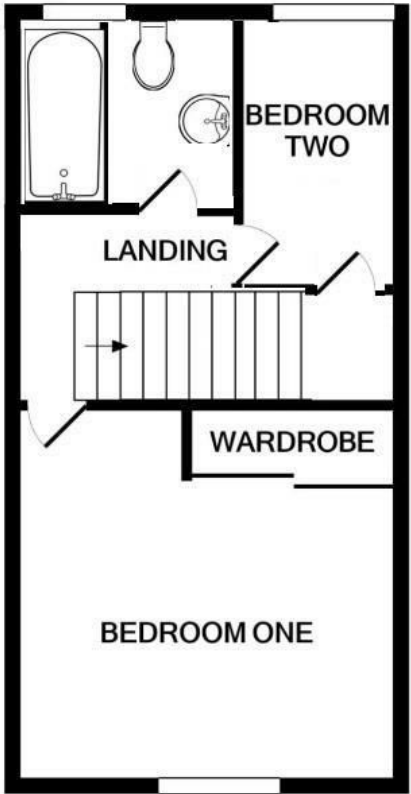


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>63</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibility is taken for any error, ommision or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333