



Smilie Avenue, Wirral, CH46 6BL

welcome to

Smilie Avenue, Wirral

Offered for sale by the modern method of sale don't miss out on this excellent development opportunity situated within a short drive of Moreton. A traditional family home requiring renovation throughout, but giving you excellent potential to create your new home.



Property Descriptions

Located on the corner of Smilie Avenue, this traditional semi-detached home has been an excellent home for our current vendors and it offers the accommodation you would expect of a three bedroomed semi, but additionally you get a conservatory to the rear and a large corner front garden.

The property has an entrance hall, lounge and dining room, Kitchen and conservatory. There are three bedrooms to the first floor and a bathroom. The property requires renovation and once complete will be a lovely family home.

Viewing is strictly by appointment only so call our office today.

Living Room

17' x 12' 8" (5.18m x 3.86m)

Kitchen

13' 2" x 6' 5" (4.01m x 1.96m)

Dining Room

12' 3" x 10' 8" (3.73m x 3.25m)

Conservatory

16' 6" x 8' (5.03m x 2.44m)

Utility Room

7' x 6' 6" (2.13m x 1.98m)

Bedroom One

13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom Two

12' 3" x 10' 5" (3.73m x 3.17m)

Bedroom Three

8' 5" x 5' 11" (2.57m x 1.80m)

Shower Room

6' 1" x 6' (1.85m x 1.83m)



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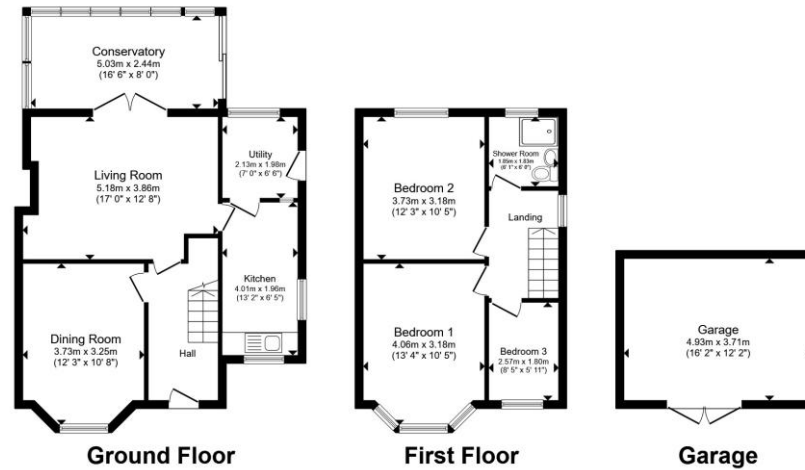
Smilie Avenue, Wirral

- Perfect development opportunity
- Three Bedrooms
- Corner Plot
- Lounge & diningroom
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£130,000



Total floor area 121.5 m² (1,307 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106143 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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