



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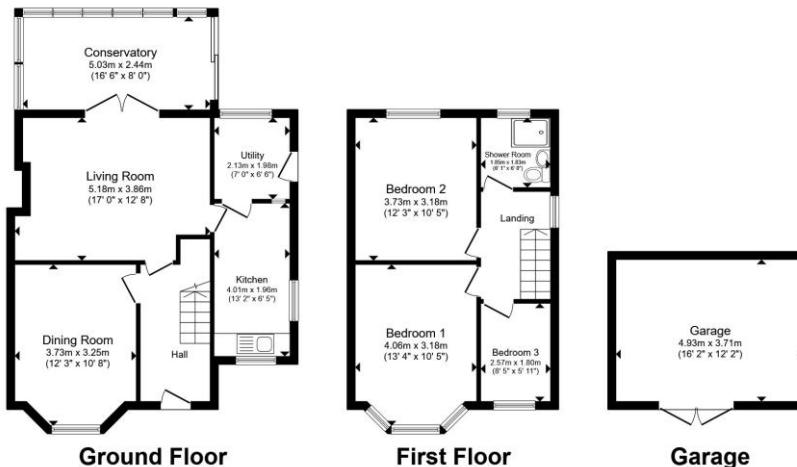
- Perfect development opportunity
- Three Bedrooms
- Corner Plot
- Lounge & diningroom
- Conservatory

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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Property Ref:

GRE106143 - 0002

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Please note the marker reflects the postcode not the actual property

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