



**Blackheath Drive, Wirral CH46 3RY**



**welcome to**

**Blackheath Drive, Wirral**

**\*\*\*NO ONWARD CHAIN\*\*\*** Spacious three bedroom semi-detached home with character, privacy & huge potential. Viewing advised to appreciate all this has to offer!



### Entrance Porch

UPVC double glazed window and door to the front aspect, tiled flooring and a light.

### Entrance Hall

Front door from the porch, single glazed window to the front, double panel radiator, carpeted and an under stairs storage space.

### Living Room

12' 6" x 11' 4" ( 3.81m x 3.45m )

Double glazed patio doors to the rear garden and two double glazed windows to the rear aspect, carpeted and a gas fireplace.

### Dining Room

13' 11" into bay x 11' 4" ( 4.24m into bay x 3.45m )

Double glazed bay window to the front aspect, carpeted, double panel radiator and hearth with surround.

### Kitchen

9' x 7' 4" ( 2.74m x 2.24m )

Single glazed window and door to the rear aspect, fitted kitchen with wall and base units, sink and drainer, space for a free standing hob, plumbing for a washing machine, pantry cupboard and vinyl flooring.

### Landing

Carpeted staircase from the hallway.

### Bedroom One

13' 11" x 11' 4" ( 4.24m x 3.45m )

Bay window to the front aspect, double panel radiator, carpeted.

### Bedroom Two

12' 6" x 11' 4" ( 3.81m x 3.45m )

Double glazed window to the rear aspect, double panel radiator, carpeted, fireplace with heath and surround, built in storage cupboard.

### Bedroom Three

8' 4" x 7' 4" ( 2.54m x 2.24m )

Double glazed window to the front aspect, carpeted.

### Wetroom

Double glazed window to the rear aspect, sink, WC, walk in shower, partially tiled walls, extractor, loft access, two built in cupboards and a built in medicine cabinet.

### Outbuilding

6' 4" x 5' 7" ( 1.93m x 1.70m )

Brick build with concrete flooring, single glazed window with a wooden door.

### Rear Garden

Enclosed rear garden with gated access from the drive, lawn with mature borders, concrete patio area, access to the three outdoor brick built outbuildings. One has an outside WC, one storage area and a third larger outbuilding.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## **Blackheath Drive, Wirral**

- Council Tax band B
- No onward chain
- Two reception rooms
- Front and rear gardens
- Off road parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MOR109722 - 0007

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