



Beverley Road, New Ferry, Wirral, CH62 1ER

welcome to

Beverley Road, New Ferry, Wirral

Investment opportunity being sold with a tenant In-situ currently paying £650 pcm. This three-bed mid-terraced house with garden, is situated in a popular residential area, close to local amenities in an area served by good transport links. Must be viewed to appreciate the potential for improvement.



Property Description

Jones & Chapman are pleased to present this 3 bedroom terrace house with NO ONWARD CHAIN.

Ideal investment opportunity for a prospective property landlord, being sold with tenant In-Situ, currently paying £650 pcm.

Located in the sought after area of New Ferry with excellent access to local amenities and transport links. Briefly the accommodation comprises; Reception hall, living room, dining room and kitchen. To the first floor there are three bedrooms and bathroom. Viewing recommended.

Entrance Porch

With double UPVC doors to single wooden door within.

Hall

With radiator, laminate flooring and with access to electricity box.

Lounge

13' 2" x 11' 7" (4.01m x 3.53m)

Double-glazed bay window to front aspect, radiator, and gas fire with wood surround, carpeted flooring.

Dining Room

12' 5" x 10' 4" (3.78m x 3.15m)

Double-glazed window to rear aspect, carpeted flooring, radiator, access to kitchen.

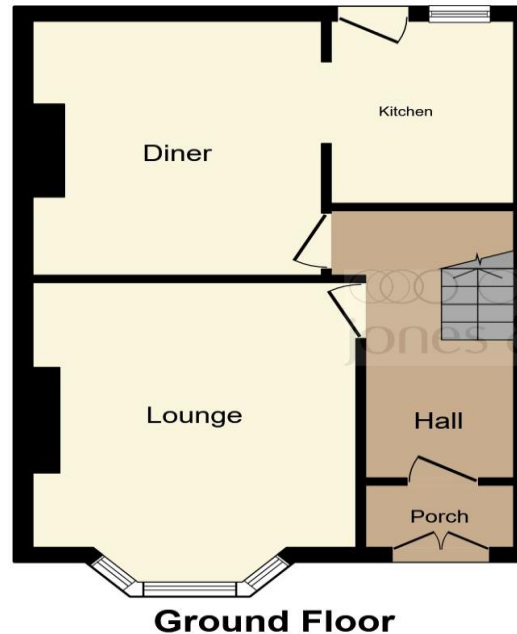
Kitchen

8' 4" x 6' 6" (2.54m x 1.98m)

Fitted kitchen comprising wall and base cupboards, work surfaces and stainless steel sink and drainer unit. Integrated oven. Plumbing for washing machine. Laminate flooring, partially tiled walls, radiator and access to dining room and rear garden.

Landing

Carpeted flooring.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Master Bedroom

12' 1" x 11' 3" (3.68m x 3.43m)

Double-glazed bay window to front aspect, fitted wardrobes and cupboards, radiator and carpeted flooring. Access to boiler behind door.

Bedroom Two

13' 8" x 11' 3" (4.17m x 3.43m)

Double-glazed window to rear aspect, carpeted flooring, radiator.

Bedroom Three

9' 1" x 6' 8" (2.77m x 2.03m)

Double-glazed window to front aspect, radiator and carpeted flooring.

Bathroom

White suite comprising bath with shower over, pedestal wash basin and WC. Tiled walls, radiator, access to attic through hatch, vinyl flooring. Frosted double-glazed window.

Front

Small paved and walled area.

Rear Garden

Brick wall surrounding garden which is mostly set to lawn with shrub bedding and concrete paving leading to shed and back gate, with access to passageway at rear.

Outbuilding

Attached to wall with door.



view this property online jonesandchapman.co.uk/Property/PTN115027



welcome to

Beverley Road, New Ferry Wirral

- TWO RECEPTION ROOMS
- EXCELLENT TRANSPORT LINKS
- ON STREET PARKING
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND: A

Tenure: Freehold EPC Rating: D

offers in the region of

£125,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115027



Property Ref:
PTN115027 - 0007

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.

 jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk