



Ian Crane Estate Agents

## Wood Close, Westvale, Kirkby, Merseyside, L32 5SU



**£55,000** (Subject to contract)

**\* INVESTMENT OPPORTUNITY \*** To be sold with a tenant in-situ. Ian Crane Estate Agents are pleased to offer for sale this two bedroom first floor apartment in the sought after area of Westvale, Kirkby. The property briefly comprises of: entrance hall with stairs to first floor; two bedrooms; hallway; bathroom and open plan kitchen/lounge area. The apartment further benefits from a gas central heating system, double glazed windows and parking. The property is situated in residential cul-de-sac within easy reach of Kirkby Train station and the local town centre. Current rental income is £6,000 per annum.



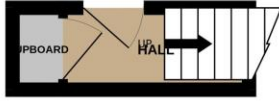
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<b>Location:</b>	Wood Close is located off James Holt Avenue which in turn is located off Kirkby Row
<b>Ground Floor</b>	
<b>Entrance Hall</b>	<b>4' 4" x 3' 4" (1.32m x 1.02m)</b> Cupboard housing gas central heating boiler. Stairs to first floor.
<b>First Floor</b>	
<b>Landing</b>	Storage cupboard, Double radiator.
<b>Bedroom 1</b>	<b>An irregular shaped room:</b> Timber effect laminate flooring. Single radiator.
<b>Bedroom 2</b>	<b>7' 3" x 6' 10" (2.20m x 2.08m)</b> Timber effect laminate flooring. Single radiator.
<b>Bathroom</b>	<b>L'shaped:</b> White suite which comprises of panelled bath with mixer shower above, wash basin and low level w.c. Part tiled walls. Tiled floor. Single radiator.
<b>Outside</b>	Communal gardens with resident and visitor communal parking bays.
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band A
<b>Tenure</b>	Leasehold
<b>Service charges</b>	We have been verbally advised by the sellers the term of the lease is 250 years from September 2004, current annual service charge is £1020.61 with an annual ground rent of £20.

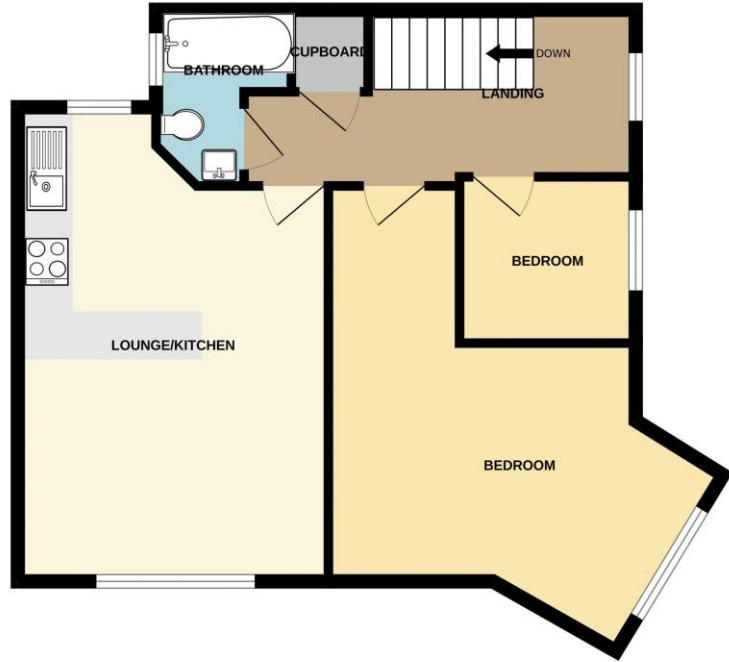
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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