



Church Lane, Woodchurch, Wirral

£97,500



Freehold | EPC rating: D

- Town House
- Convenient Arrowe Park
- Tenanted

- Gas CH & Double Glazing
- Two Reception Rooms
- Two Double Bedrooms



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Description

An attractive mid town house which is being sold as an investment with a sitting tenant in place.

This property forms part of a well established residential area close to Arrowe Park hospital and convenient for local shops, schools and the M53 motorway providing links to local conurbations.

The property benefits from gas central heating and double glazing.

The accommodation comprises, Hall, Through Lounge/Diner, Dining area open to fitted kitchen, two double bedrooms, white bathroom suite with shower over bath. Externally there is a private rear garden.

Floorplan

[See 360 Virtual Tour](#)

Rooms

Hall

Half glazed UPVC front door. Double radiator, electric meter cupboard.

Dining area

Radiator - open to kitchen area
8.5ft x 8.7ft (2.58m x 2.66m)

Bedroom 1 front

Two UPVC double glazed windows, radiator, fitted wardrobe with sliding fronts, two built in storage cupboards.
13.3ft x 9.8ft (4.06m x 2.98m)

Bathroom

Three piece white suite with paneled bath with electric shower over, pedestal wash basin, low wc. Frosted UPVC double glazed window, radiator, vinyl flooring.

Through Lounge/Diner

Maximum measurements reduce to 2.20m to dining area. UPVC double glazed windows to front and rear. Timber fireplace with marble effect inlay and hearth and gas coal effect fire, radiator
9.8ft x 19.7ft (3m x 6.01m)

Kitchen

Fitted with range of high & low dark oak effect cupboards with marble effect work surfaces, ss steel drainer. Plumbed for awm, electric cooker point, Glazed UPVC rear door.
9.3ft x 8.5ft (2.83m x 2.58m)

Bedroom 2 rear

UPVC double glazed window, radiator, fitted wardrobe with sliding mirrored fronts
9.8ft x 10.1ft (3m x 3.08m)

Outside

Gardens to front and rear. Front garden laid to lawns with borders. Private rear garden with lawns and borders and crazy paved patio area. Brick outbuilding. Shared passageway to side.

Photographs



