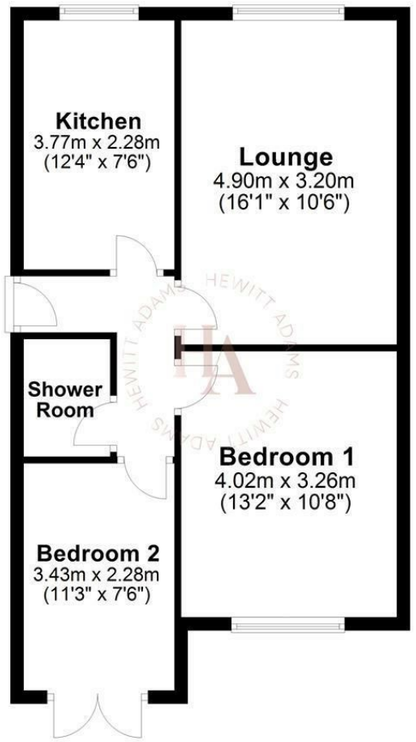




Ground Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 53.1 sq. metres (571.8 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Smallwood Mews, Wirral, CH60 6TE

£180,000

2 Bedroom | 1 Reception | 1 Bathroom | C

Two Bedroom Ground Floor Flat - Short Stroll To Heswall - Garage - No Chain

Hewitt Adams welcomes to the market a wonderful two bedroom GROUND FLOOR FLAT in the ever POPULAR Smallwood Mews development in Heswall. Being sold with the benefit of NO ONWARD CHAIN and with a GARAGE.

This property is in the 'Right Hand' block on the complex which is SOUGHT AFTER due to having DIRECT ACCESS ONTO THE GARDEN from these ground floor flats.

In brief the accommodation affords; entrance hall, lounge, kitchen, shower-room and two bedrooms.

With attractive COMMUNAL GARDENS, residents parking and a garage.

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200.

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Front Entrance
Into:

Hallway
Radiator

Lounge
10'5" x 16'0" (3.20 x 4.90)
Double glazed window, radiator, power point, gas fire

Kitchen
12'4" x 7'5" (3.77 x 2.28)
Wall and base units, cooker with gas hob, inset sink, space for fridge freezer, space and plumbing for washing machine, boiler, double glazed window

Bedroom One
13'2" x 10'8" (4.02 x 3.26)
Double glazed window, radiator, power points

Bedroom Two
11'3" x 7'7" (3.43 x 2.33)
Double glazed patio door to garden, radiator, power points

Bathroom
Bath with shower above, wash hand basin, w.c, heated towel rail, tiled walls

Externally
Residents parking, communal gardens, garage

Additional Information
The lease is a 125 year lease from 1st September 1986 (approx. 86 years left), the services charges are £178.74 pcm and there is no ground rent payable. Additional garage charge £17.44 pcm

Council Tax Band
C










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