

New Hey Road, Wirral, CH49 8HA

£135,000

Council Tax Band: A



Ready to be brought back to life and enjoyed again, this large mid-terrace has the bones to be a great property for someone to live in or to add to their portfolio.

With a slightly unusual layout (there are two separate entrances, although the property is connected internally), this is ripe for redevelopment with potential to change the internal layout, subject to the necessary planning application.

You can enter via the side door into the hallway or via a front door that leads you directly to a side room that runs from front to back.

There is a tradition lounge with fireplace and surround, a separate dining area/study area/playroom which connects to the back kitchen.

The kitchen over-looks the back garden and has plenty of storage with floor and wall cabinets and a large worktop.

The dining/back room and side room are connected via the kitchen, allowing for great flow throughout the ground floor.

On the first floor, there is a well laid out family bathroom, two, large bedrooms and a third good-sized room, which could be used as a home office.

The home contains great bones in need of a little TLC and updating. The layout provides flexibility for potential of multi-generational living with 2, separate entrances.

Outside, there is a front garden which could be converted to an off-road private driveway for two cars, which some neighbours have already done. The rear garden is a decent size with a mixture of patio and lawned areas plus tool shed.

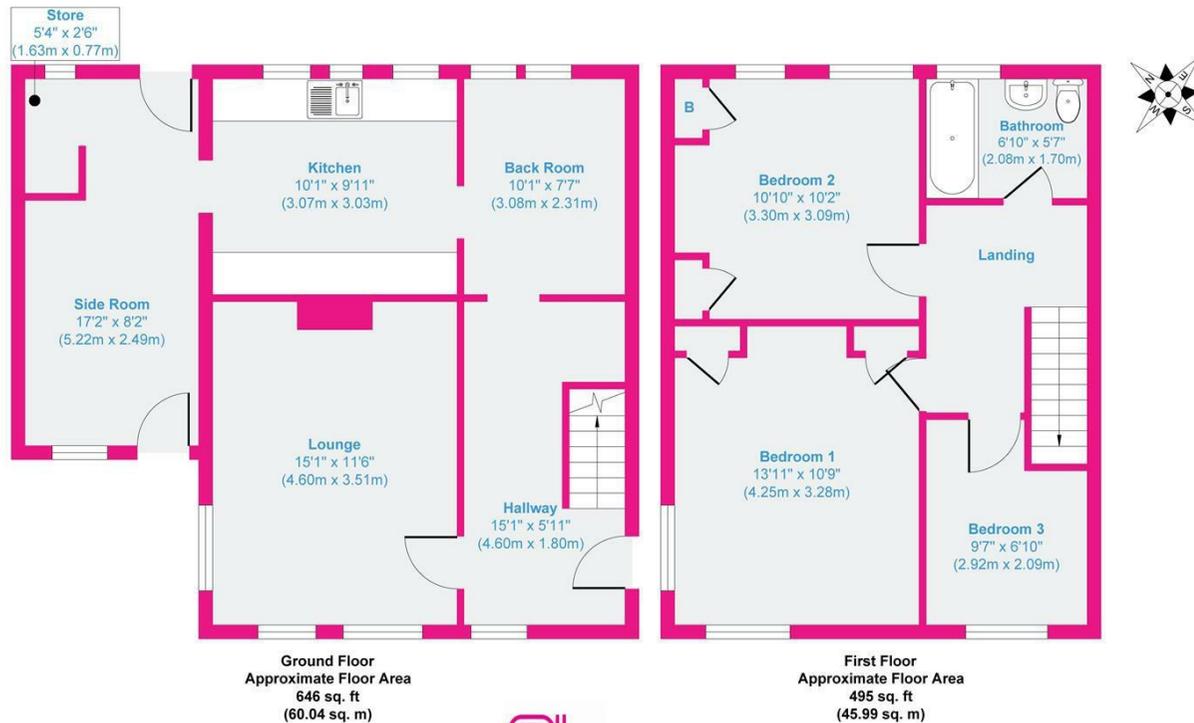
The property is ideally situated close to local amenities, schools, Arrowe Park Hospital, and offers easy access to the M53 motorway, ensuring convenience for commuters and families alike.

This property has fantastic potential for those willing to put a bit of work in to turn it into their home or a rental property.



Open House West Wirral

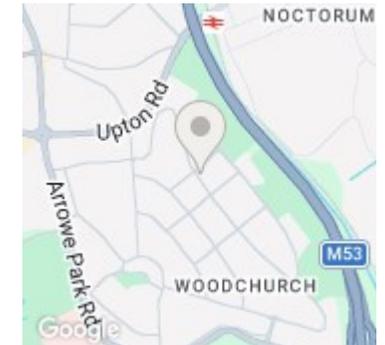
244 New Hay Road, Woodchurch, Wirral, CH49 8HA



Approx. Gross Internal Floor Area 1141 sq. ft / 106.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	