



Pensby Road, Heswall, Merseyside CH60 7RE
Auction Guide £100,000

 2 Bedroom  null Reception  1 Bathroom  C

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100000

****Two Bedroom Flat - Centre Of Heswall - Perfect Investment****

Hewitt Adams is delighted to offer via AUCTION this TWO BEDROOM top floor flat located in the CENTRE OF HESWALL.

The property is currently tenanted and is a fantastic INVESTMENT OPPORTUNITY with the current rent at £700pcm.

In brief the accommodation affords; Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, Shower Room.

Call Hewitt Adams to view now.

Auctioneers Additional Comments:
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

Entrance

Communal font door, stairs leading to the top floor (3rd floor), UPVC door to the hallway.

Hallway

Two storage cupboards, one housing the gas combination boiler.

Lounge

18'0"x12'3" (max) (x12'03" (max)) (5.49x3.73 (max) (x (max)))

Window to the front elevation, radiator, laminate flooring, spot lights.

Kitchen

13'7"x9'10" (13'07"x) (4.14x3.00 (x))

Wall and base units with worktops, inset sink and drainer with mixer tap, integrated electric oven, gas hob and overhead extractor fan. There is a free standing tall fridge freezer and washing machine. There is a window to the rear elevation and spot lights.

Bedroom 1

16'0"x9'0" (16'24"x9'39") (4.88x2.74 (5.49x3.73))

Window to the front elevation, radiator, laminate flooring.

Bedroom 2

11'3"x10'9" (11'03"x10'09") (3.43x3.28 (x))

Window to the front elevation, radiator, laminate flooring.

Shower Room

Walk in shower cubicle, WC, wash basin. tiled floor and partially tiled walls, heated chrome towel rail.

Parking

There is no official parking however we believe previous tenants have been able to park at the rear of the property without any issues. This seems to be operated on a fist come first served basis.

