



Asking Price: £180,000

House - Semi-Detached

6 Foxwood Close  
Merseyside  
CH48 9YE

### OVERVIEW

A semi-detached house for sale by private treaty. The accommodation is arranged over ground and first floors.

There is off road parking to the left hand side of the property, which leads to the rear detached garage.

There is outside space to the front of the property and a garden to the rear.

The property is currently occupied and will be sold with the tenant in situ. The current rent payable is £8,100 pa (council pay £505 pcm and tenant tops up £170 pcm).

There may be an opportunity to add value once some modernisation and refurbishment work has been undertaken.

Located on the northern side of Foxwood Close, a no through road off Fairfield Drive.

**For Sale by  
Private Treaty**

### Floor Area

Total approx. floor area: 72 m2 / 775 ft2  
(Taken from EPC)

### Council Tax

The property is rated within council tax band C.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1390-6271-0322-3427-3043>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold with vacant possession.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- For Sale by Private Treaty
- Freehold
- Semi-detached house
- Currently occupied
- Current rent £8,100 pa
- Asking price: £180,000
- Off road parking to side of property
- No through road
- Owner occupier or investment property
- Priced to sell

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