



Asking Price: £125,000

House - Semi-Detached

40 Murrayfield Drive  
Wirral  
CH46 3RS

**For Sale by  
Private Treaty**

### OVERVIEW

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

There is off road parking provision to the front of the property, together with an area of outside space which has been laid to lawn.

The current rent payable is £6,300 pa and the property will be sold with the tenant in situ.

The property is located on the west side of Murrayfield Drive, close to the junction with Ravenhill Crescent.

Wirral is situated in the northwest of England, forming a peninsula that extends into the Irish Sea. It is bordered by the River Mersey to the east, separating it from the city of Liverpool, and by the River Dee to the west, separating it from Wales.

### Floor Area

Total floor area of 84 m<sup>2</sup> / 904 ft<sup>2</sup>  
(taken from EPC)

### Council Tax

The property is rated within council tax band B.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2198-2711-9199-4845-1841>

### Broadband Checker

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

### Tenure

Freehold

### 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 of £6,300 pa
- Asking price: £125,000
- To be sold with tenant in situ
- Rear garden
- Off road car parking
- Priced to sell

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