



Asking Price: £195,000

House - Semi-Detached

69 Forwood Road  
Wirral  
CH62 7BS

### 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 side of the property, together with an area of outside space to the front and rear. To the left hand side of the house is a single detached garage with a flat roof.

On the ground floor to the front of the property there is a reception room and a study on either side of the entrance hall. To the rear of the ground floor there is an open plan kitchen / diner and a separate lounge. To the first floor there are three bedrooms and a bathroom.

The property is situated at the southern end of Forwood Road at the junction with Acre Lane. Forwood Road runs north of Acre Lane to Oteley Avenue.

**For Sale by  
Private Treaty**

### Floor Area

Total approx. floor area: 105 m<sup>2</sup> / 1,130 ft<sup>2</sup>

### Council Tax

The property is rated within council tax band B.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificates/2093-0681-1265-5116-5211>

### Broadband Checker

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

### Tenure

Long leasehold - 999 years

### Rent

The tenant ceased paying rent towards the end of 2023. We have been advised the reason for this is because of black mold in the property.

### 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
- Three bedroom semi-detached
- Long leasehold - 999 years
- Currently occupied
- Rent of £675 pcm - tenant not paying
- Asking price: £195,000
- To be sold with tenant in situ
- Off road parking
- Detached single garage
- Good size corner plot

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