



Asking Price: £195,000

**For Sale by
Private Treaty**

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.

Floor Area

Total floor area: 108 m2 / 1,163 ft2 (taken from floor plan)

Council Tax

The property is rated within council tax band B.

EPC

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

Broadband Checker

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

Tenure

Long leasehold - 999 years from 18 June 1956.

Annual ground rent of £5.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

FEATURES

- For Sale by Private Treaty
- Three bedroom semi-detached
- Long leasehold - 999 years
- Sold with vacant possession
- Opportunity to add value
- Asking price: £195,000
- Suitable for owner occupier or investor
- Off road parking
- Detached single garage
- Good size corner plot

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