



## 3 bed semi-detached house to buy in CH61

Cornelius Drive, Pensby, Wirral, Merseyside, CH61 9PY

**£160,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Cash Buyers Only
- ✓ Three Bedroom Semi
- ✓ No Onward Chain
- ✓ Driveway
- ✓ EPC Rating D

Driveway parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

Hewitt Adams and Pattinson Auctions are pleased to offer to the market this THREE BEDROOM semi detached home on Cornelius Drive in Pensby.

The property represents a FANTASTIC RENOVATION OPPORTUNITY, or a BLANK CANVAS for anyone wanting to put their own stamp on a property.

Partially prepared for refurbishment already, the property comes to the market with NO ONWARD CHAIN.

In brief the accommodation affords; entrance hall, lounge dining room, extended kitchen. Upstairs there are three bedrooms and a family bathroom.

There is SPACE TO THE SIDE & REAR for an EXTENSION - subject to regs and consents.

With off-road driveway parking and a good sized garden to the rear.

Call Hewitt Adams on to view.

Front Entrance - Into;

Hall - Staircase to first floor

Lounge Dining Room - 7.10 x 3.60 (23'3" x 11'9") - Double glazed window, sliding doors to rear, power points, radiator

Extended Kitchen - 4.90 x 2.30 (16'0" x 7'6") - Wall and base units, inset sink, tiled floor, double glazed window and side door, space for white goods

Upstairs -

Bedroom One - 4.10 x 3.60 (13'5" x 11'9") - Double glazed window, radiator, power points

Bedroom Two - 3.60 x 2.99 (11'9" x 9'9") - Double glazed window, radiator, power points, wardrobes

Bedroom Three - 2.40 x 2.20 (7'10" x 7'2") - Double glazed window, radiator, power points

Bathroom - W.C, wash hand basin, bath

Externally - With off-road driveway parking and a good sized garden to the rear.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Cornelius Drive, Pensby, Wirral, Merseyside, CH61 9PY

Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

