



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

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

**£160,000** Starting Bid

 x3  x1  x2

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 

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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