

Self Contained Shop with Self-Contained 2 Bedroom Living Accommodation 4 & 4a Liverpool Road, Neston, Cheshire, CH64 3RA

FOLIO: 65759



- Cottage Style House & Shop
- Gas C.H. & Double Glazing (to Rear)
- Refurbishment Opportunity at Attractive price.
- Shop & 2 Bedroom Living Accommodation.
- Freehold

An opportunity to purchase a Two Bedroom Cottage Style House & Shop Property Situated in the Centre of this attractive South Wirral Historic Market Town. Set at an attractive asking price of £147,500 to reflect decoration & refurbishment that is needed. The layout of the property allows itself to be adaptable with the Ground Floor Shop being accessed from an internal Porch Entrance (this could easily be adapted to provide front access to the Living Accommodation). The Shop has a Partition Wall between the Rear Lounge so there are options to extend the retail area and either have storage facilities upstairs or a 1 Bed self-contained apartment. Alternatively, the Property could be refurbished as is. As things stand the property has modern Gas Central Heating, & Double Glazing to some rear windows. The Shop traded previously as a Hairdressers for many years and is situated on the popular Liverpool Road close to Neston Town Centre. Briefly the accommodation includes the Ground Floor Shop with store to side (this also accommodated a W.c. which can be reinstalled if desired). The Living Accommodation accessed from the Rear with a Ground Floor Lounge & Kitchen. To the First Floor, there is are two Bedrooms and a Fully Fitted Bathroom. Outside there is a Rear Yard and access to a Basement (ideal for storage). There is a walk-through Video available at https://youtu.be/hsMuJ_kNgI4

Full details are as follows:-

Internal Porch Entrance to **SALES SHOP** 12' X 12'6 Bow Shaped Window to Front. Side Storage Area (Ground Floor W.C. was situated in this Area).

Self Contained Living Accommodation with Rear Access to:-

KITCHEN 5'6 X 11' with Base & Wall Cupboard Units, Inset Single Drainer Stainless Steel Sink Unit, Roll-Top Working Surface, 'Caprizz 24c' Wall Mounted Gas Fired Central Heating Boiler, Single Radiator, Laminate Flooring. **GROUND FLOOR LIVING ROOM** 10'1 X 13'3 Quarry Tiled Floor,

Double Radiator, Sealed Unit Double Glazed Window to Rear. A Turned Timber Staircase leads from the Lounge to **Landing** with Single Radiator,

FRONT BEDROOM 1 11' X 11'9 with Single Radiator & Tiled Fireplace.

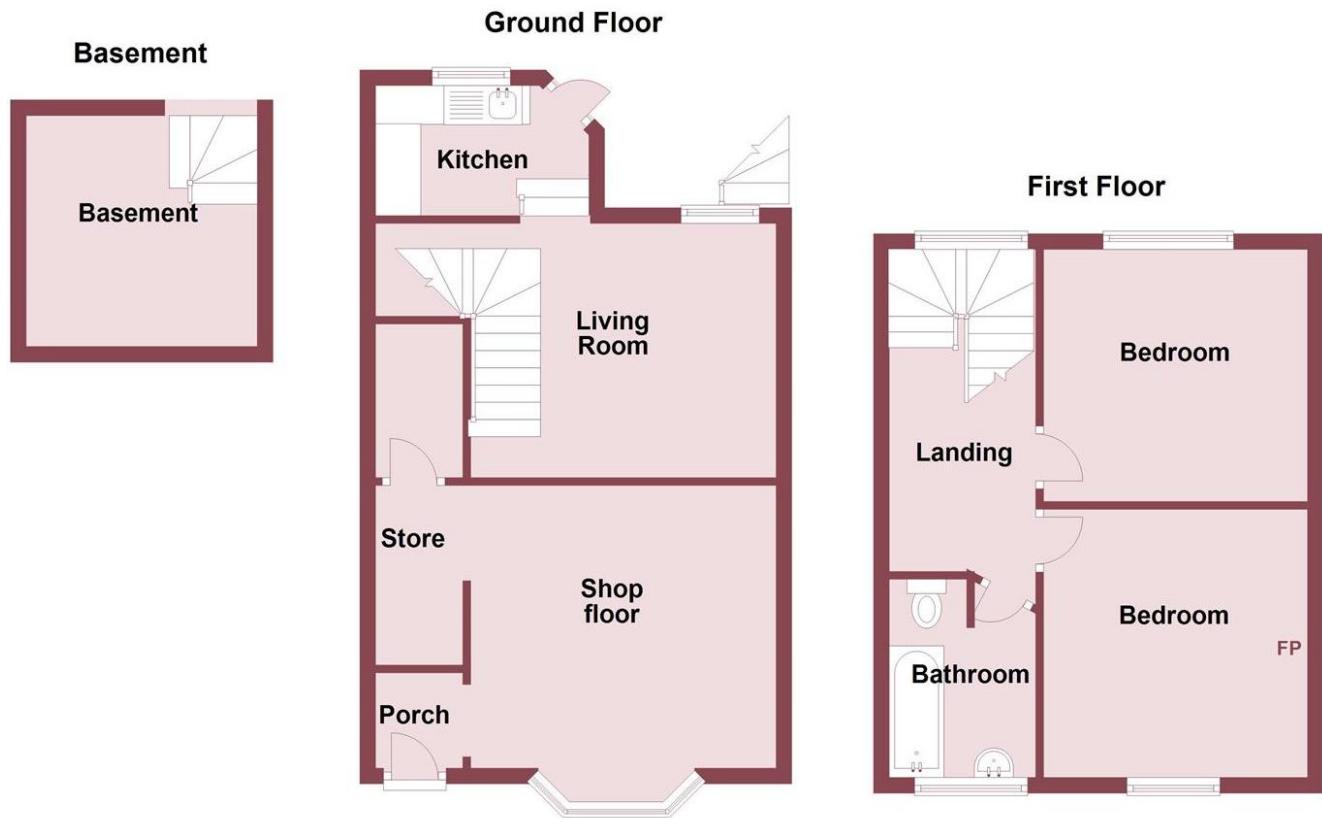
REAR BEDROOM 2 10'1 X 10'6 with Single Radiator and Sealed Unit Double Glazed Window.

BATHROOM with Panelled Bath, W.C. (Low Suite) Wash Basin, Laminate Flooring, Single Radiator.

Outside, REAR YARD with Access to Basement Storage Area.



LOCATION Situated in a Busy & Prominent Main Road Location in a pleasant position on Liverpool Road. Neston is a historic market town on the Wirral Peninsula in Cheshire, situated on the Dee Estuary. It lies between Chester and Liverpool and is close to North Wales. This is a well-thought-of area with numerous local retailers serving a Well Populated area (the wider Neston Area has a population of approx. 15,000 People). Neston is regarded as desirable and community-focused area, with a mix of independent shops, cafés, pubs, and a relaxed, small-town feel. The weekly Friday market and seasonal markets (farmers' and Christmas markets) are local highlights.



Lounge



Bedrooms

Rateable Value £3,400

THE PRICE for the **FREEHOLD PROPERTY** is the sum of:

£147,500 (ONE HUNDRED AND FORTY-SEVEN THOUSAND FIVE HUNDRED POUNDS)

A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment **ONLY** through the **SOLE SELLING AGENTS** Saville & Woods Ltd.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

Location Map

