



Asking Price: £197,500

House - Semi-Detached

22 Childwall Avenue
Wirral
CH46 0RB

**For Sale by
Private Treaty**

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 front of the property, together with an area of outside space. Gated access into the rear garden is from Childwall Close.

The property is currently tenanted, however, there is the possibility that the property may be sold with vacant possession.

The property is located on the south side of Childwall Avenue at the junction with Childwall Close.

Wirral is situated in the northwest of England, forming a peninsula that extends into the Irish Sea. It is bordered by the River Mersey to the east, separating it from the city of Liverpool, and by the River Dee to the west, separating it from Wales.

Floor Area

Total floor area of 1,087 ft2.
(taken from EPC)

Council Tax

The property is rated within council tax band C.

EPC

The EPC is available here
<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2119-3280-2107-4765>

Broadband Checker

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

Tenure

Freehold

Viewings

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

FEATURES

- For Sale by Private Treaty
- Freehold
- Semi-detached house
- Currently occupied
- Possibility of vacant possession
- Asking price: £197,500
- Immediately available
- Rear garden
- Off road car parking
- Priced to sell

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