



2 bed terraced house to buy in

Mercer Street, Newton-le-Willows,
Merseyside, WA12 9TL

£75,000 Starting Bid

 x 2  x 1  x 2

Tenure

Leasehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Limited Lending
- ✓ Vacant Possession
- ✓ 2 Reception Rooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Two-bedroom terraced property offered to investors only.

The accommodation comprises an entrance hallway, two reception rooms, a galley kitchen, ground floor bathroom, and two double bedrooms to the first floor.

The property requires full throughout and is suitable for purchasers looking for a renovation project. Once improved, it offers potential as a buy-to-let investment or resale opportunity.

Located within easy reach of local amenities, schools and transport links.

Offered with no onward chain.

We have been made aware that there may be possible structural issues. Buyers should make their own enquiries.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 865

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

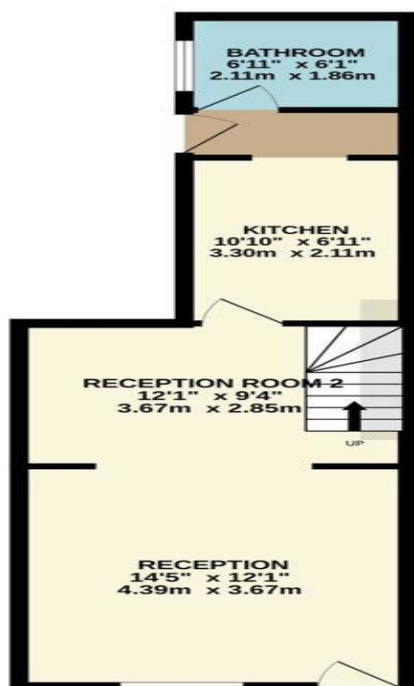
Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



Ashtons

TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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