



37a Seaview Road, Wallasey, CH45 4QN Offers In The Region Of £150,000



Nestled on Seaview Road in the charming area of Wallasey, this unique property presents an excellent opportunity for both investors and those seeking an investment with added commercial potential. The flat, situated above a commercial unit, boasts three well-proportioned bedrooms, making it ideal for families or individuals looking for extra space.

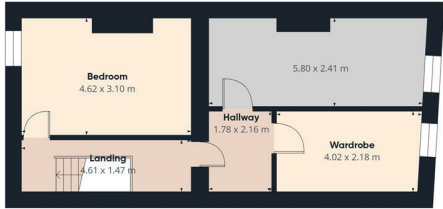
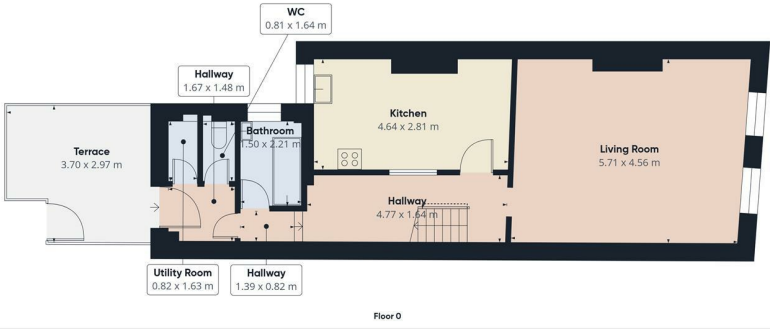
The property features a comfortable reception room, perfect for relaxation or entertaining guests. The bathroom is conveniently located, catering to the needs of the residents. One of the standout aspects of this offering is that it is sold with sitting tenants, providing immediate rental income for prospective buyers.

The combination of a residential flat above a commercial unit offers a versatile living arrangement, allowing for the possibility of running a business from the ground floor while enjoying the comforts of home just above. This property is not only a sound investment but also a chance to be part of a vibrant community in Wallasey, with local amenities and transport links within easy reach.

- Flat With Commercial Unit Below
- Sold With Sitting Tenants
- Central Liscard Location
- Perfect Investment Opportunity
- Call Us Today For Lease Details
- EPC Rating TBC

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area⁽¹⁾
101.3 m²
Balconies and terraces
9.5 m²
Reduced headroom
0.9 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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