



## 239 Seaview Road, Wallasey, CH45 4PD Offers In The Region Of £220,000

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Nestled on the desirable Seaview Road in Wallasey, this unique property presents an excellent investment opportunity. Comprising a commercial unit on the ground floor with a well-appointed two-bedroom apartment above, this fully tenanted property is ideal for those seeking a steady rental income.

The apartment boasts a spacious layout, featuring a comfortable reception room that invites relaxation and social gatherings. The two bedrooms provide ample space for residents, while the bathroom is conveniently located to serve the needs of the household.

Situated in a sought-after location, this property benefits from excellent transport links to both Liverpool and New Brighton, making it an attractive option for tenants who require easy access to these vibrant areas. The combination of a commercial unit and residential space not only enhances the property's appeal but also provides a diverse income stream.

This property is a rare find in Wallasey, combining practicality with potential. Whether you are an experienced investor or looking to enter the property market, this fully tenanted unit with an apartment above is certainly worth considering.

- Commercial Unit With Apartment Above
- Sold With Contracted Tenants
- Highly Sought After Location
- Close To Local Transport Links
- For Details On Tenancy Agreements Please Contact The Office
- Viewing Essential!
- 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





Energy Efficiency Rating		
	Current	Potential
Vary 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		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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