



SSTC

**DOMVILLE DRIVE, WOODCHURCH,
WIRRAL, CH49 9AH**

£117,500



An exciting refurbishment opportunity offering generous space, strong layout and outstanding potential to create a bespoke family home or investment.



- Contact ABC Property Shop for Further Info!
- Council Tax Band A
- Refurbishment Required
- Viewing Strongly Recommended

- Virtual Tour Available
- Mid-Terraced Family Home
- Off Road Parking
- Great Investment Opportunity









Offered for sale with significant scope for refurbishment and modernisation, this mid-terraced family home represents an excellent opportunity for investors, developers, or buyers keen to create a home tailored to their own taste.

Situated in a popular and convenient area of Woodchurch, Wirral, the property is well placed for local schools, amenities, transport links and access to the wider Wirral and Liverpool.

The accommodation is arranged over two floors and briefly comprises: a front hallway, a generously sized living room, and a spacious kitchen to the rear, complemented by a utility room and rear entrance, adding practicality and flexibility to the layout.

To the first floor are three bedrooms and a family bathroom with four-piece suite, all accessed from the central landing.

Although the property requires extensive refurbishment throughout, it offers a solid footprint, sensible room proportions and the chance to add value and personalise, making it an ideal project home.

Viewing is recommended to fully appreciate the potential on offer and the opportunity to transform this property into a comfortable family home or attractive investment.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: A

Tenure: Freehold

Parking options: Driveway, On Street

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Entrance Hallway

w: 2.18m x l: 1.9m (w: 7' 2" x l: 6' 3")

Living Room

w: 3.16m x l: 4.73m (w: 10' 4" x l: 15' 6")

Kitchen

w: 2.48m x l: 4.65m (w: 8' 2" x l: 15' 3")

Utility

w: 1.77m x l: 2.08m (w: 5' 10" x l: 6' 10")

Rear Hall

w: 1.77m x l: 1.51m (w: 5' 10" x l: 4' 11")

Landing

w: 2.5m x l: 1.81m (w: 8' 2" x l: 5' 11")

Master Bedroom

w: 3.19m x l: 3.89m (w: 10' 6" x l: 12' 9")

Bedroom 2

w: 2.71m x l: 3.73m (w: 8' 11" x l: 12' 3")

Bedroom 3

w: 2.13m x l: 2.97m (w: 7' x l: 9' 9")

Bathroom

w: 2.52m x l: 1.69m (w: 8' 3" x l: 5' 7")



Floor 0



Floor 1

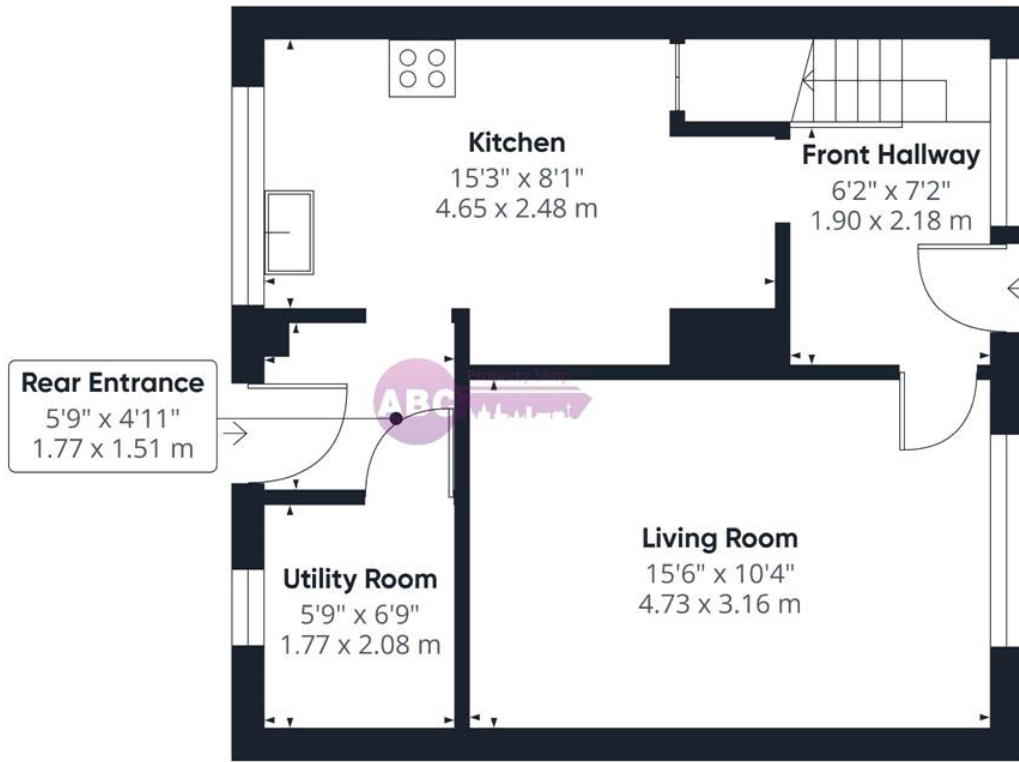
Approximate total area^m
 837 ft²
 77.7 m²

(1) Excluding balconies and terraces

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

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Floor 0

Approximate total area⁽¹⁾
 432 ft²
 40.1 m²

(1) Excluding balconies and terraces

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

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Bathroom
5'6" x 8'3"
1.69 x 2.52 m

Landing
5'11" x 8'2"
1.81 x 2.50 m

Bedroom Three
9'8" x 7'0"
2.97 x 2.13 m

Bedroom Two
8'10" x 12'2"
2.71 x 3.73 m

Master Bedroom
12'9" x 10'5"
3.89 x 3.19 m

Approximate total area^m
405 ft²
37.6 m²

(1) Excluding balconies and terraces

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

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Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C	70	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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