



For Sale By Auction Thursday 17th September

Guide Price £54,000

Two Self Contained Flats

In Need of Refurbishment

Good Investment Opportunity

Large Rear Garden



Address: PDA Estate Agents, Crown Buildings, 121a Saughall Road, Chester, CH1 5ET

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Main

A terraced property which has been converted into two separate flats. The ground floor flat boasts two good size rooms and a bathroom and access to the large rear garden. The flat on the first floor is approached via a door leading off the communal entrance hall and provides good size accommodation comprising of Lounge with stairs to an attic bedroom, bathroom and kitchen. The property is in need of refurbishment, however, this is reflected in the price and presents the buyer with a superb investment opportunity being in an area with a high demand for rental properties

Communal Entrance Hall

With UPVC entrance door, tiled flooring and secure doors to both flats.

Flat One - Room One 12' 1" x 14' 3" (3.69m x 4.34m)

A good size room with brick fireplace and wood burning stove, UPVC double glazed window to rear elevation and doorways to two inner hallways.

Room Two 10' 9" x 12' 3" (3.28m x 3.74m)

Leading from inner hallway, a good size room with UPVC double glazed window to the front elevation.

Shower Room

Leading from a second inner hallway which also gives access to the rear garden via a UPVC double glazed door. The bathroom is fitted with white shower tray and wall mounted electric shower, white wc and white wash hand basin. UPVC double glazed window to the side elevation.

Outside

To the rear of the ground floor flat there is access to a large rear garden.

First Floor - Flat Two

Approached via stairs leading from a secure door off the communal entrance hall.

Lounge 14' 3" x 12' 3" (4.35m x 3.73m)

With two UPVC double glazed windows to the front elevation, electric meter and stairs leading to:-

Attic Bedroom 9' 8" x 13' 1" (2.95m x 3.98m)

The measurements given do not include the area of restricted head room. Velux window.

Bathroom 9' 0" x 6' 7" (2.74m x 2.00m)

With UPVC double glazed window to rear elevation, white panelled bath, white pedestal wash hand basin and whit wc. Mainly tiled walls, tiled flooring and built in airing cupboard.

Kitchen 12' 1" x 7' 4" (3.69m x 2.23m)

Fitted with some base units, a single drainer stainless steel sink, electric hob and oven and built in storage cupboard. UPVC double glazed window to the rear elevation.

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