SI REAL ESTATE









FOR SALE

15 Seaforth Vale West, Litherland, Liverpool, L21 3TP

- Freehold
- Self contained workshop plus 3bed detatched house.
- Situated in close proximity to Seaforth and Litherland Train Station and Seaforth centre.

Property Consultants Chartered Surveyors & Valuers (Formerly Sutton Kersh)



0151 207 9339 www.skrealestate.co.uk



Location

The property is situated at the junction of Seaforth Vale West and Seaforth Vale North, in Seaforth Centre.

It is located within a predominantly residential area, in close proximity to the principal shopping area fronting Seaforth Road.

it is also situated within a quarter of a mile (0.4km) of Seaforth and Litherland Merseyrail Station.

The Property

The accommodation is constructed in 2 sections comprising of a single storey industrial unit, and an adjoining separate 2 storey house.

The industrial unit is of traditional brick construction, with a pitched roof supported on timber trusses. The roof is a mixture of profile steel sheeting and Victorian slate.

Internally it is divided into 3 sections, and comprises secure storage accommodation. Access is provided by a manually operated roller shutter door in the front elevation.

Part of the rear accommodation has a timber framed mezzanine for additional storage.

The 2 storey house is of traditional brick construction with a pitch slated roof. It provides a living room, lounge and kitchen on the ground floor, with 3 first floor bedrooms and a bathroom.

All windows are double glazed, and the accommodation has gas fired central heating throughout.

Accommodation

We have measured the accommodation on a gross internal floor area basis, and calculate the areas to be as follows:-

	Sq ft	Sq m
Industrial unit	1,954	181.57
ground floor		
Industrial unit Mezzanine	1,070	99.49
areas		
Total	3,024	281.06
2-storey house	407	37.81
ground floor		
2-storey house	448	41.62
first floor		
Total	855	79.43

Tenure

Freehold

Price

£280,000

Rates

The property has been assessed for rates as follows:-

Workshop RV: £5,800

The house is within Council Tax Band A.

EPC

EPC report is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Contact: Chris Hennessy MRICS Email: chris.hennessy@skrealestate.co.uk Tel: 0151 207 9339 / 07435 986 377



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