



## FOR SALE

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

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

## TO LET

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

### 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 ground floor	1,954	181.57
Industrial unit Mezzanine areas	1,070	99.49
<b>Total</b>	<b>3,024</b>	<b>281.06</b>
2-storey house ground floor	407	37.81
2-storey house first floor	448	41.62
<b>Total</b>	<b>855</b>	<b>79.43</b>

### 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

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