



**Ground Floor**  
**Approximate Floor Area**  
**873 sq. ft.**  
**(81.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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«EpcGraph»

**Energy Performance Certificate**

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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DISCLAIMER  
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.  
 All measurements are approximate



**The Mount, Heswall, Wirral, CH60 4RE**

First Floor Unit | Residential Conversion Potential | One Bedroom Accommodation | Off Road Parking |  
 Heswall Central Location | Viewing Highly Recommended

**Asking Price: £125,000**



## The Mount, Heswall, Wirral, CH60 4RE

Hunters are pleased to offer this undeniable opportunity comprising a first floor property, being a former commercial premises.

There is amazing potential to create a superb home here. The property benefits from an air of light and spaciousness and would easily lend itself to a residential conversion. Wirral Borough Council have indicated that planning for change of use will not be required.

The accommodation briefly comprises; sitting room/bedroom, dining room, breakfast room, kitchenette and WC cubicle. Externally there is an allocated parking space.

### ENTRANCE

Ground floor self-contained access leads via two-flight staircase to:-

### FIRST FLOOR

2.51m (8' 3") x 2.18m (7' 2")

Being a landing with balustrade, window to front elevation and laminate flooring.



### SITTING ROOM/BEDROOM

7.01m (23' 0") x 5.18m (17' 0")

With two windows to front elevation, three radiators and laminate floor.



### DINING ROOM

4.95m (16' 3") to cupboard fronts x 3.84m (12' 7")

Built in cupboards, radiator and window to rear elevation.



### BREAKFAST ROOM

3.18m (10' 5") x 2.36m (7' 9")

Radiator, shelving unit and window to side elevation.



### KITCHENETTE

2.36m (7' 9") x 1.42m (4' 8")

Fitted contemporary style laminate wall and base units with rolled edge work surfaces, stainless steel one and a half bowl sink unit, mixer tap and wall mounted combination gas boiler.



### WC CUBICLE

With low flush WC, wash hand basin, radiator and window to rear elevation.



### OUTSIDE

There is an allocated parking space.

### AGENTS NOTE

The property is on Leasehold tenure for a term of 125 years from 17th December 2003.

### OPENING HOURS

Monday 9.00 – 5.30  
Tuesday 9.00 – 5.30  
Wednesday 9.00 – 5.30  
Thursday 9.00 – 5.30  
Friday 9.00 – 5.30  
Saturday 9.30 – 3.00  
Sunday closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.