



Egerton Road, New Ferry

£75,000



LESLEY HOOKS
ESTATE AGENTS





Here's a property with bags of potential just waiting to be unlocked! This renovation project is waiting for someone with vision, creativity, and the resources to take it on without needing mortgage finance. Located on Egerton Road in the heart of New Ferry, this property is screaming out for a complete make over and is ready to be transformed into something truly spectacular.

The Opportunity:

This property requires full renovation throughout - we're talking a proper blank canvas here! But for the right buyer with the skills and budget to bring it back to life, the potential is absolutely there. Whether you're a seasoned developer, a DIY enthusiast with ambition, or an investor looking for a project with profit potential, this could be the one you've been searching for.

The Location:

Situated in New Ferry, you'll benefit from great local amenities with Grove Street Primary School nearby, Bebington railway station within easy reach offering excellent transport links to Liverpool and Chester, and the Sunlight Group Practice just down the road. Local shops and bus routes are all close by, making this a convenient location once the work is complete.



IMPORTANT - CASH BUYERS ONLY:

Due to the extensive renovation required throughout, this property won't meet mortgage lender criteria in its current condition, which means it's strictly for

CASH BUYERS ONLY. Lenders need properties to be habitable, and this one needs substantial work before it reaches that stage.

Don't Miss Out:

If you're ready to roll up your sleeves and create something amazing, get in touch with our friendly team at Lesley Hooks today to arrange a viewing. We're here to guide you every step of the way!

Call us now on 0151 644 6000 to find out more!

Porch
3'3" (0.99m) x 3'2" (0.97m)

Hall
21'3" (6.48m) x 5'4" (1.63m) Max

Lounge
14'2" (4.32m) x 11'5" (3.48m)

Dining Room
12'3" (3.73m) x 9'5" (2.87m)

Kitchen
23'9" (7.24m) x 9'0" (2.74m)

Bedroom One
12'3" (3.73m) x 15'2" (4.62m)

Bedroom Two
12'4" (3.76m) x 10'2" (3.1m)

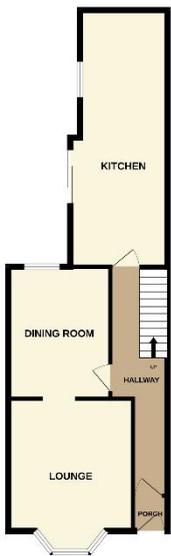
Bedroom Three
5'9" (1.75m) x 8'9" (2.67m)

Bathroom





GROUND FLOOR



FIRST FLOOR



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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.

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