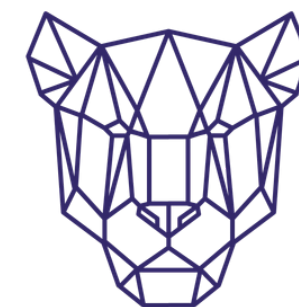




Guide price £300,000
Groveland Avenue, Wallasey, CH45

 x4  x1  x1



**PANTERA
PROPERTY**



Pantera Property are delighted to bring to the market a four-bedroom semi-detached property offered over two floors.

Property Description

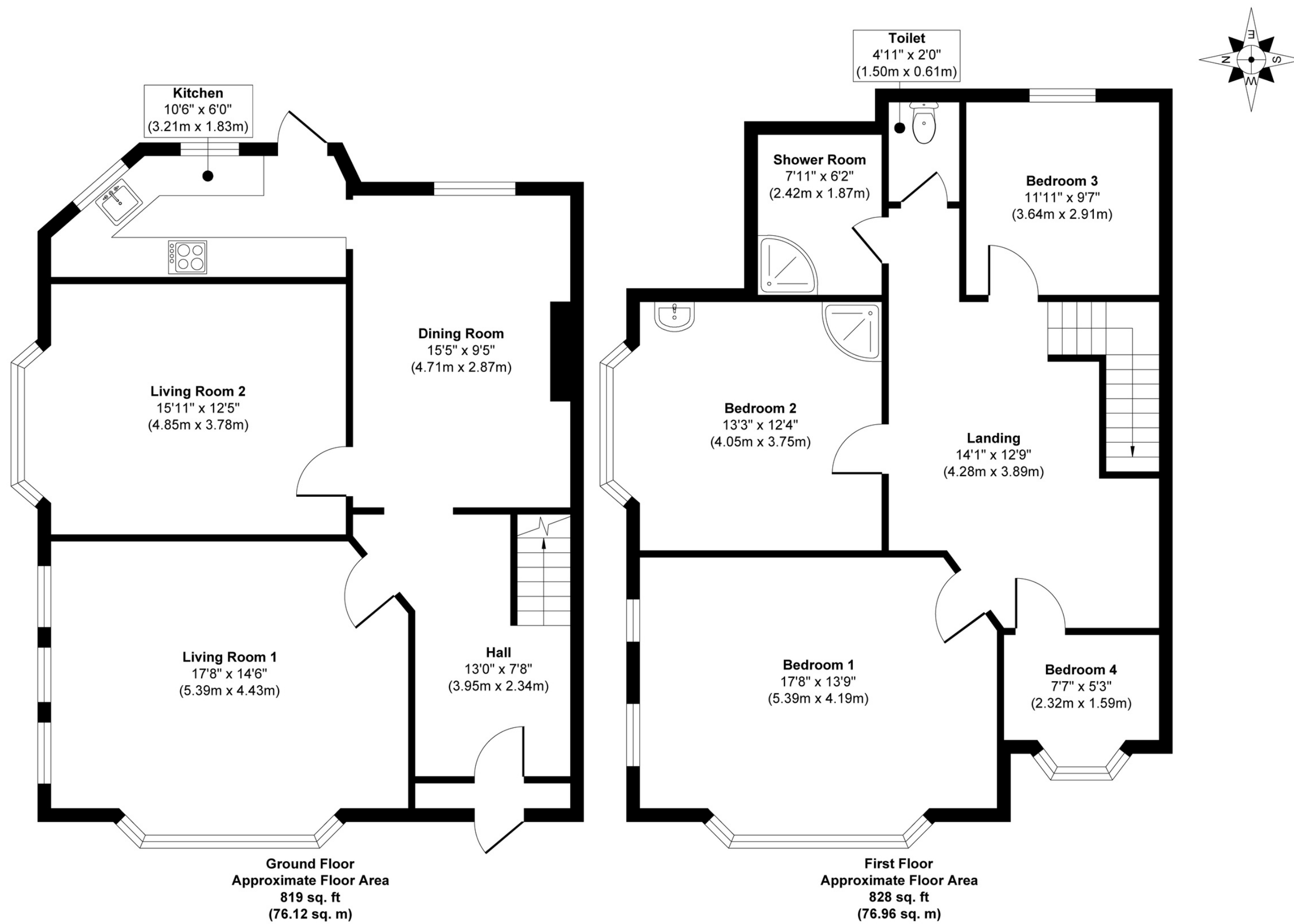
Offered to the market with no onward chain, this substantial four-bedroom semi-detached residence presents an exciting opportunity for investors, developers, or experienced renovators seeking a project with significant potential to add value.

Occupying a generous plot within a popular and well-established residential location, the property extends to approximately 1,730 sq. ft. of internal accommodation and offers excellent scope for refurbishment, remodelling, or further enhancement, subject to any necessary consents.

Externally, the property benefits from off-street parking, a garage, and a range of useful outbuildings, offering ample storage or potential for a variety of uses. The sizeable plot further enhances the property's appeal, providing generous outdoor space.

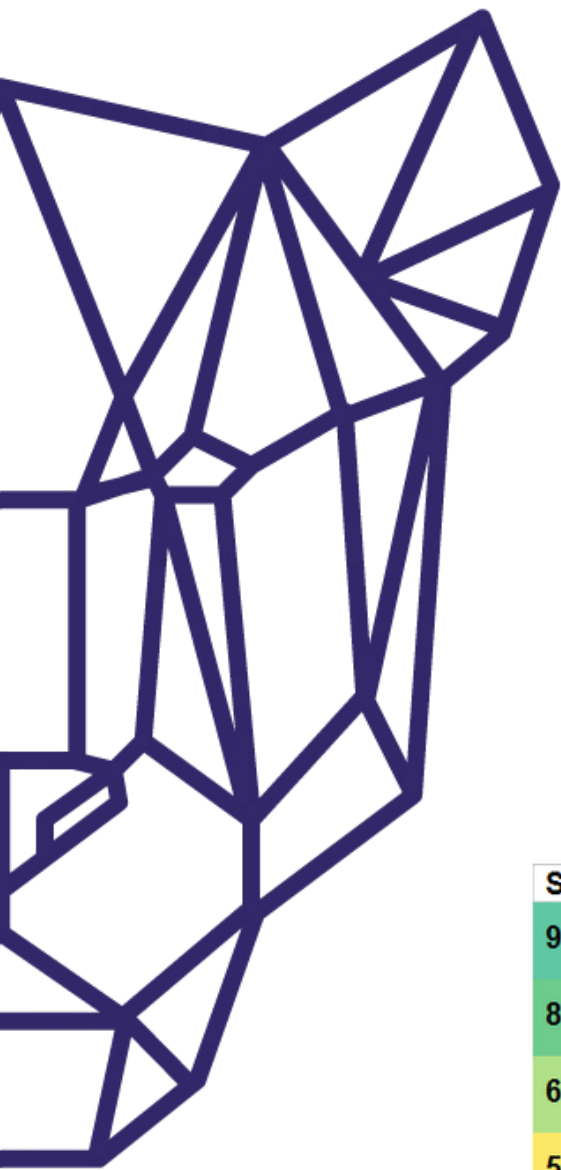
The property is offered for sale ‘sold as seen’ and is available with vacant possession. Early inspection is highly recommended to fully appreciate the scale of the accommodation, the size of the plot, and the outstanding potential this rare opportunity has to offer.





Approx. Gross Internal Floor Area 1647 sq. ft / 153.08 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority: Wirral	Tenure: Freehold	Size: 1,730 sq.ft	Council Tax Band: D
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Location

Situated within a well-established residential area of Wallasey, CH45 8JS enjoys a highly convenient location with an excellent range of local amenities close at hand. Residents benefit from a selection of independent shops, supermarkets, cafés, and everyday services, while nearby New Brighton offers a vibrant waterfront with a variety of restaurants, bars, leisure facilities, and coastal walks.

The area is well served by highly regarded primary and secondary schools, making it particularly appealing to families. Excellent transport links include nearby rail stations providing regular services to Liverpool city centre, along with easy access to the M53 motorway network for commuters travelling across the Wirral and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Viewing

Please contact Amy at
Pantera Property to
arrange on 0330 118 6610.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



PANTERA
PROPERTY

0330 118 6610
office@panteraproperty.com
www.panteraproperty.com

44 Southampton
Buildings, WC2A 1AP

Unit E2 5 Greengate,
Cardale Park,
Harrogate,
HG3 1GY,