



Asking Price: £125,000

## House - Semi-Detached

14 Livingstone Road  
Wirral  
CH46 2QR

**For Sale by  
Private Treaty**

### OVERVIEW

A semi-detached house for sale by private treaty. The accommodation is arranged over ground and first floors.

There is on street parking provision to the front of the property, together with an area of outside space which has been laid to lawn.

The current rent payable is £6,600 pa and the property will be sold with the tenant in situ.

The property is located on the east side of Livingstone Road, which runs north and then west off Twickenham Drive towards Hudson Road.

Wirral is situated in the northwest of England, forming a peninsula that extends into the Irish Sea. It is bordered by the River Mersey to the east, separating it from the city of Liverpool, and by the River Dee to the west, separating it from Wales.

### Floor Area

Total floor area of 872 ft<sup>2</sup>  
(taken from EPC)

### Council Tax

The property is rated within council tax band A.

### EPC

The EPC is available here  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8403-5754-2820-3226-5683>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- For Sale by Private Treaty
- Freehold
- Semi-detached house
- Currently occupied
- Current rent of £6,600 pa
- Asking price: £125,000
- To be sold with tenant in situ
- Front and rear garden
- On street car parking
- Priced to sell

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