

LOT
94

150 Falkland Road, Wallasey, Merseyside CH44 8ER

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A substantial three storey dormer style detached property which has been converted to provide three self-contained flats (two × three and one × two bedroomed). The property has recently been refurbished and benefits from double glazing, central heating, gardens and off road parking for several cars. We have been advised by the vendor that there is new electrical wiring throughout and that the basement has potential to be converted into a 4th self-contained flat, subject to any necessary consents. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £11,400 per annum. When fully let as a HMO the potential income is approximately £32,400.

Situated

Off Liscard Road (A551) in a popular and well established residential location close to local amenities, schooling and transport links.

Ground Floor

Main Entrance Hallway.
Flat 1 Hall, three Bedrooms,
Bathroom/WC, Kitchen

First Floor

Flat 2 Hall, three Bedrooms,
Bathroom/WC, Kitchen

Second Floor

Flat 3 Hall, Lounge, two
Bedrooms, Bathroom/WC,
Kitchen

Outside

Driveway. Yard to Rear

