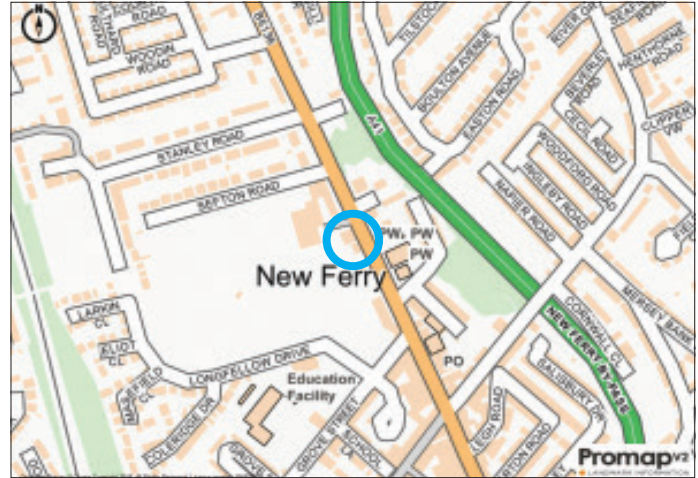


LOT
40

22 New Chester Road, Wirral, Merseyside. CH62 5AB

*GUIDE PRICE £100,000 +



Not to scale. For identification purposes only

- **Residential investment producing £8,880 per annum with a potential income in excess of £13,080 per annum. Double glazing. Central heating**

Description A 3 storey semi detached property which is converted to provide 3 x 1 bed self contained flats. Two of the flats are currently let by way of Assured Shorthold tenancies at a rental of £8,880 per annum. When fully let the potential income being in excess of £13,080 per annum. The property benefits from double glazing, central heating.

Situated Fronting New Chester Road in a popular and well established residential location close to local amenities and approximately 3 miles from Birkenhead Town Centre.

Ground Floor Main entrance hallway **Flat A** (not inspected)- Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

First Floor Flat B (not inspected) - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

Second Floor Flat C - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

Outside Rear garden accessed via flat A.