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16 Brattan Road, Birkenhead, Merseyside CH41 2US

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

- Substantial semi-detached house plus annex accommodation
- Double glazing
- Central heating
- Potential income circa £30,000 per annum

A substantial semi-detached house plus annex accommodation benefiting from double glazing and central heating. The property is in need of modernisation following which it would be suitable for occupation, re-sale or investment purposes. There is potential to convert the property into two flats subject to any necessary planning consents or alternatively could be let to 5 individuals at £95pppw with a potential income in excess of £24,700 The Annex is currently let by way of an Assured Shorthold Tenancy producing £4,500.00 per annum.

Situated Off Woodchurch Road in a popular location close to local amenities, schooling, 2 miles from the Queensway Tunnel and approximately 1 mile from Birkenhead town centre.

Ground Floor Hall, 3 Reception Rooms, Kitchen.

First Floor Three Bedrooms, Box Room, Bathroom/WC.

Attic One Room.

Outside Rear Yard, Annex.

Annex

(Not inspected) Assumed accommodation: Hall, Lounge/ Kitchen, Bedroom, Bathroom/ WC.

