

LOT

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1 Esher Road, Wirral, Merseyside CH62 1DN

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom end of terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income being approximately £11,700 per annum.

### Situated

Off New Chester Road in a popular residential location close to local amenities and transport links.

### Ground Floor

Vestibule, Hall, Living Room,  
Dining Room, Kitchen.

### First Floor

Bathroom/WC, Three Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A

### Tenure

Freehold

