

LOT  
**80**

# 34 Elm Grove, Birkenhead, Merseyside CH42 0LA

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Residential investment. A three storey five/six bedroom end town house producing £9,000 per annum.**

**Description** A good sized three storey five/six bedroom end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £8,400 per annum.

**Situated** Off Derby Road in a popular residential location within close proximity to local amenities and approximately 1 mile from Birkenhead town centre.

**Basement** Cellar Not inspected.

**Ground Floor** Vestibule, Hall, two Reception Rooms, Kitchen, Utility Room.

**First Floor** Four Bedrooms, Bathroom/WC.

**Second Floor** Two Bedrooms.

**Outside** Front and rear gardens, Driveway.