

LOT

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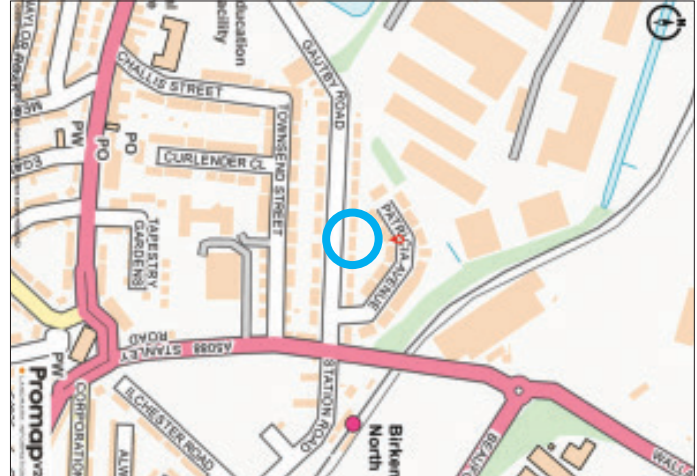
# 38 Gautby Road, Birkenhead, Merseyside. CH41 7DR

GUIDE PRICE £30,000 +



- **Residential investment producing £4,740.00 per annum. Double glazing. Central heating. Shared garden to the rear.**

**Description** A ground floor flat within a converted semi detached property providing 2 flats. The property benefits from double glazing, central heating and a shared garden to the rear. The property is let by way of an Assured Shorthold Tenancy producing £4,740.00 per annum. **The first floor flat No 40 is the next lot to be offered.**



Not to scale. For identification purposes only

**Situated** Fronting Gautby Road which is off Wallasey Bridge Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 6 miles from Liverpool City Centre.

**Ground Floor** Front Porch Entrance, Hallway, Lounge, 2 Bedrooms, Kitchen, Bathroom/WC.

**Outside** Shared Rear Garden.