

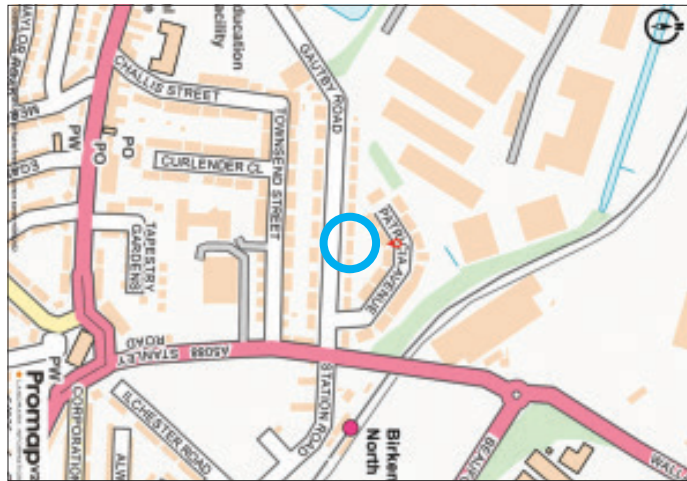
# 40 Gautby Road, Birkenhead, Merseyside. CH41 7DR

GUIDE PRICE £30,000 +



- **Residential investment producing £4,500.00 per annum. Double glazing. Central heating. Shared garden.**

**Description** A first 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 £4,500 per annum.



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

**First Floor Flat** - Hallway,  
Lounge, 2 Bedrooms, Kitchen,  
Bathroom/WC.

**Outside** Shared Rear Garden.