

LOT  
22

4 Derby Road, Wallasey, Merseyside CH45 5HH

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- An extended two bed semi-detached
- Double glazing
- Central heating

A two bed roomed semi-detached house benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or investment purposes with the potential rental income being in excess of £7,200 per annum

**Situated** Off Earlston Road which in turn is off Seaview Road in a popular and well established location in Wallasey town centre within close proximity to local amenities and transport Links .

**Ground Floor** Hall, Living Room, Dining Room, Kitchen.

**First Floor** Two Bedrooms, Storage room, Wet Room/WC.

**Outside** Rear yard.

