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47 Mersey Road, Widnes, Cheshire WA8 0DS

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

- Mid terraced property converted into two × one bed flats
- Double glazing
- Central heating
- Potential income £1,200 per annum

A mid terraced property which has been recently converted to provide two × one bed self-contained flats and benefits from double glazing, central heating, new kitchen and bathroom suites. The property is in need of finishing cosmetic works and would then be suitable for investment purposes. There is potential to let each flat at circa £6,000 per annum producing an annual income of £12,000 per annum.

**Situated** Fronting Mersey Road just off the A533 in a popular location approximately 1 mile from the local town centre amenities and transport links.

**Outside** Shared rear yard.

**Ground Floor** Main entrance hallway. **Flat 1** Hall, Lounge, Dining Room, Kitchen, Bedroom, Shower/WC. Direct access to rear yard.

**First Floor** **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. Access to the yard via the rear alleyway.

