

LOT  
**89**

11 Elgar Avenue, Wirral, Merseyside CH62 8AZ

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, garage and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,604 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

### Situated

Off Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

### Ground Floor

Living Room, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens front and rear, Garage

### EPC Rating

D

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

