

LOT  
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47 Elgar Avenue, Wirral, Merseyside CH62 8AZ

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom semi-detached property benefiting from double glazing, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental income of £6,344 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. This property is subject to a 14 day completion.

### 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

Garage, Gardens and a Driveway.

### EPC Rating

E.

### 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.

