

LOT  
**87**

2 Wilton Road, Birkenhead, Merseyside CH42 1QZ

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A three-storey middle terraced house which has recently been converted to provide five letting rooms. There is potential to convert the basement to provide a further two letting rooms subject to obtaining the necessary consents. We are advised that the property is fully HMO compliant although it does not currently have a licence in place. The property has been fully renovated throughout and benefits from double glazing and central heating, new kitchen, three bathrooms and new carpeting throughout. When fully let the potential rental income is approximately £25,000 per annum.

### Situated

Off Rock Lane West in a popular location close to local amenities, schooling, Rock Ferry train station and less than 3 miles from the Queensway Tunnel connecting to Liverpool city centre.

### Ground Floor

Main Entrance Hallway 2  
Lettings rooms (one with  
En-suite shower room),  
Communal Kitchen.

### Second Floor

One further letting room.

### Outside

Yard to Rear.

### First Floor

One Letting room with En-suite  
shower room, two Letting rooms,  
Bathroom/WC.

