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**76**

39 Leighton Road, Birkenhead, Merseyside CH41 9DY

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. We are advised the tenant has been in situ approximately 6 years.

### Situated

Off Holt Road which in turn is off Old Chester Road in a well-established location within easy reach of local amenities and approximately 1.5 miles from Birkenhead town centre.

### Ground Floor

Vestibule, Lounge, Dining Room, Kitchen.

### Joint Agent

Sid Vance



### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to Rear

### EPC Rating

D

