

LOT  
**102**

25 Merecroft Avenue, Wallasey, Merseyside CH44 4BJ

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom semi detached property benefitting from double glazing, central heating and gardens to the front and rear. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £6300.00 per annum.

### Situated

Between Hillcroft and Eastcroft Road in a popular and well established residential location close to local amenities and approximately 3 miles from Birkenhead town centre.

### Ground Floor

Hallway, Living Room, Kitchen.

### Outside

Gardens front and rear.

### EPC Rating

D.

### Council Tax Band

A.

### Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor.

