

LOT
48

4 Sefton Road, Wirral, Merseyside CH62 5AT

GUIDE PRICE **£275,000+***

VACANT RESIDENTIAL



Description

A three storey plus basement substantial seven bedroom family home arranged over four floors. The property would make excellent family accommodation once refurbished or alternatively an investment opportunity benefitting from full planning permission to redevelop and convert the existing dwelling into seven residential apartments with the addition of a three storey extension to the rear and side and conversion of the basement. Once fully let, the potential rental income will be in excess of £42,000 per annum. The property also benefits from double glazing, damp proofing, wood treated and 4KWp solar panels. Externally there is secure gated access leading to a driveway to the front and side of the house and a generous lawned garden to the rear. Planning Ref: APP/22/00627

Situated

In a quiet cul-de-sac just Off New Chester Road (B5136) in a popular and well established residential location within easy reach of local amenities, schooling and transport links. Approximately 3.5 miles to Birkehead town centre and 7 miles to Liverpool city centre.



Basement Ground Floor

Main Entrance Hallway,
two Reception Rooms, WC,
Breakfast/Kitchen, Utility Room.

First Floor

Bathroom/WC, four Rooms (one
with ensuite), Store Room

Second Floor

Four Rooms, Store Room

Outside

Gardens to the front and rear.
Driveway.

EPC Rating

C

Council Tax Band

C

