

LOT  
**34**

24 Esher Close, Wirral, Merseyside CH62 1EY

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi detached house benefitng from double glazing and central heating and rear garden. The property is in good order and would be suitable for occupation and investment purposes. The potential rental income is approximately £10,200 per annum.

### Situated

Off Easton Road which in turn is off Wirral Circular Trail in a popular and well established location close to local amenities, schooling and transport links. Approximately 2.7 miles from Birkenhead town centre.

### Ground Floor

Vestibule, Hall, Lounge, Modern Kitchen/Diner

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Garden to the Rear

### EPC Rating

E

### Council Tax Band

A

