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**63**

25 Birchwood Avenue, Birkenhead, Merseyside CH41 3RT

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom mid-town house benefitting from double glazing and central heating. The property is in need of some upgrades and modernisation and would be suitable for occupation or investment purposes, with the potential rental income being in excess of £7,200 per annum.

### Situated

Off Park Street in a popular and well established location close to local amenities, schooling and within walking distance to Birkenhead town centre. Approximately 4.6 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Driveway, Front & Rear Gardens

### EPC Rating

C

### Council Tax Band

A

