

LOT  
**19**

## 23 Wellington Road, New Brighton, Wallasey CH45 2ND

VACANT RESIDENTIAL

Guide price **£150,000 +**



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Not to scale. For identification purposes only

**A substantial three storey 6 bedroomed dormer style semi-detached property benefitting from double glazing and central heating. The property has been used in the past as a B&B and would be suitable for continued use or conversion to provide a 6 bedroomed family home.**

### Situated

in a sought after location off Rowson Street which in turn is off Marine Promenade with views over the estuary and walking distance to all amenities. There a

good transport links to Liverpool every 10 minutes with a 2 minute walk to the promenade seafront for all leisure facilities.

### Ground Floor

Hallway, 4 rooms (3 ensuite), kitchen/utility room, Shower Room/WC

### First Floor

4 rooms (3 ensuite)

### Second Floor

2 rooms (ensuite)

### Outside

Gardens front and rear.



### EPC Rating

D