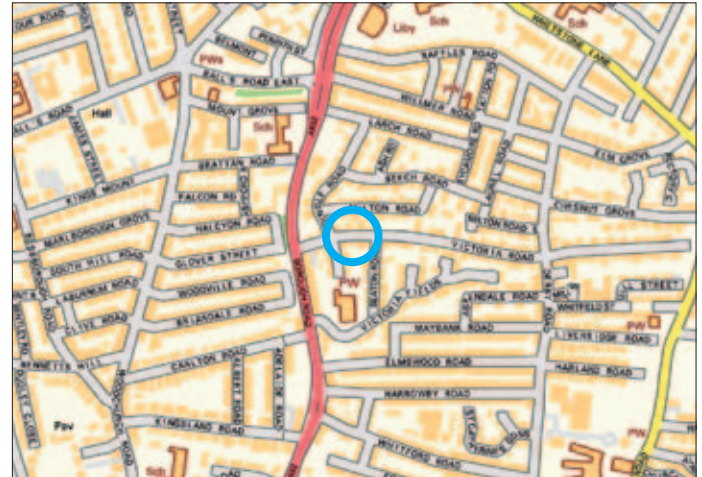


LOT  
**112**

# 102 Victoria Road, Birkenhead, Merseyside CH42 0JY

## RESIDENTIAL INVESTMENT

**GUIDE PRICE £175,000+**



Not to scale. For identification purposes only

A three storey extended semi detached property converted to provide five self contained units. The property has recently been completely refurbished and benefits from double glazing, central heating, gardens and off road parking for several cars. The property is in very good order throughout and on completion will be fully let by way of a 10 year Lease with Wirral Independent Living Services producing £23,254 net annual rental income.

**Situated** Off Borough Road (A552) in an established residential location within close proximity to Birkenhead town centre.

**Basement**  
Staff Room

**Ground Floor**  
Main Entrance Hallway, Staff WC, two Studio Rooms with Kitchen and Shower/WCs

**First Floor**  
Two Studio Rooms with Kitchen and Shower/WCs.

**Second Floor**  
One Studio with Kitchen and Shower/WC

**Outside**  
Gardens front and rear. Driveway for several cars.