

LOT  
**36**

**27 Guildford Street, Wallasey, Merseyside CH44 0BR**

**VACANT RESIDENTIAL**

**GUIDE PRICE £40,000-£45,000**



Not to scale. For identification purposes only

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A 2 bedroomed semi-detached property benefiting from double glazing and central heating. The property has recently been refurbished and would be suitable for immediate investment purposes. The potential annual rental income being in excess of £5,400.

**Situated** Off Union Street which in turn is off King Street (A554) within close proximity to local amenities and schooling.

**Ground Floor** Lounge, Kitchen, Bathroom/W.C.

**First Floor** 2 Bedrooms.

**Outside** Rear yard.

