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**35**

## 22 Harland Road, Birkenhead, Merseyside CH42 0LU

VACANT RESIDENTIAL

**GUIDE PRICE £65,000+**



Not to scale. For identification purposes only

A four bedroomed semi-detached property benefitting from double glazing, central heating and gardens. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes. The property is within walking distance of the local shopping parade and St Catherine's Hospital.

**Situated** between Church Road and Derby Road in a popular and well established residential location within close proximity to Saint Catherine's Community Hospital and Birkenhead town centre providing easy access via the tunnel through to Liverpool.

### **Ground Floor**

Hall, three Reception Rooms, Kitchen, Utility Room.

### **First Floor**

Four Bedrooms, Bathroom/WC

### **Outside**

Gardens front and rear.