



A PAIR OF THREE STOREY DOUBLE FRONTED VICTORIAN SEMI DETACHED PROPERTIES CURRENTLY PRODUCING £22,000PA. WITH A POTENTIAL OF £34,200 PER ANNUM

Description A pair of three storey double fronted Victorian semi-detached properties recently converted to provide 9 self-contained apartments (2 have been sold off separately on long leases). The sale will include 7 apartments (5x1 beds and 2x3 beds). The property has been completely refurbished and is in very good order throughout and is fully HMO Compliant benefiting from double glazing, central heating, security entry phone system, communal gardens and parking to the rear. We are advised that 5 of the flats are currently let on Assured Shorthold Tenancies producing in excess of £24,000 per annum. The potential annual rental income being in excess of £34,200 per annum

Situated From Charing Cross in the centre of Birkenhead proceed towards Oxton along Grange Road West and at the junction with Grange Mount continue to the right, and the property is on the left hand side in a popular location close to Birkenhead Town Centre and a few minute's walk to Birkenhead Park.

No 123 - Ground Floor

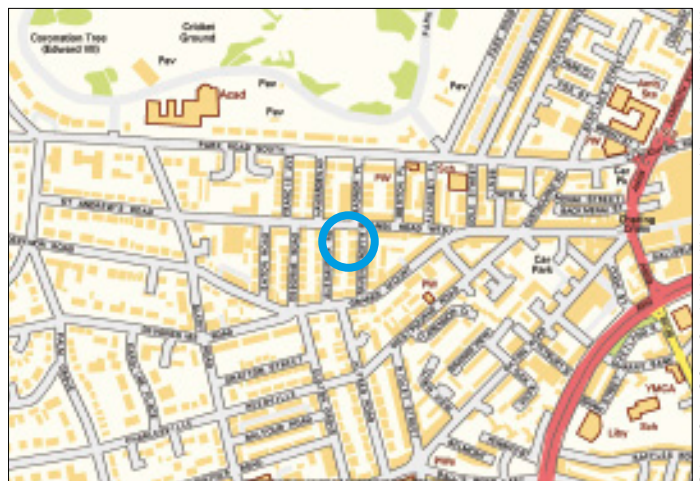
Main Entrance Hallway Apt 1 - Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C. Apt 2 - Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C.

First Floor

Apt 3 - Hall, Kitchen/Dining Room, 3 Bedrooms, Bathroom/W.C. (Possibility to be 2 Bedrooms with Lounge) Apt 4 - Hall, Kitchen/Dining Room, 3 Bedrooms, Bathroom/W.C (Possibility to be 2 Bedrooms with Lounge)

No 125 - Ground Floor

Apt 5 (Vacant) - Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C. Apt 6 (Vacant)- Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C.



Not to scale. For identification purposes only

First Floor

Apt 7 - Hall, Living Room/Kitchen, Bedroom, Bathroom/W.C. Apt 8 & 9 sold off on long leases.

Outside

Set back at the front with parking area to the rear and side gate access.