



Not to scale. For identification purposes only

- **A three storey detached property which has been converted to provide three self contained flats. Double glazing. Central heating. Potential income being in excess of £18,000 per annum.**

Description A three storey semi detached property which has been converted to provide three self contained flats (two four- and one three-bedroomed). The property is in good order and benefits from double glazing, central heating and off road parking. The property is suitable for immediate investment purposes. The potential rental income being in excess of £18,000 per annum.

Situated Fronting Queens Road which is off Chester Road (B5136) in Rock Ferry, in a popular and well established residential location within close proximity to local amenities and transport links.

Ground Floor Main Entrance Hallway.

Flat 1 Open Plan Lounge/ Kitchen, four Bedrooms, Bathroom/WC, Store room

First Floor Flat 2 Open Plan Lounge/ Kitchen, three Bedrooms, Bathroom/WC, Store room

Second Floor Flat 3 Open Plan Lounge/ Kitchen, four Bedrooms, Bathroom/WC, Store room

Outside Gardens and Parking to the front and rear.

Note Boilers fitted on Completion