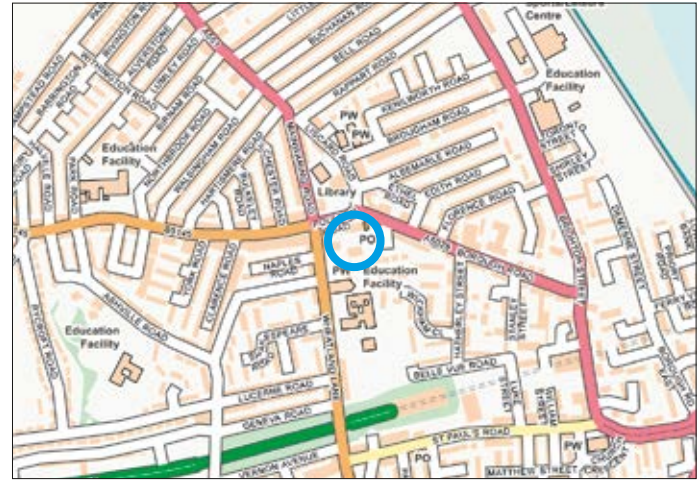


LOT

50

11/11a Poulton Road, Wallasey, Merseyside CH44 6LB

*GUIDE PRICE £65,000–£75,000



Not to scale. For identification purposes only

- **Three storey mid terrace converted into two self contained flats. Double glazing. Central heating. Good order throughout.**

Description A three storey mid terrace property converted to provide two self-contained flats (one two-bed and one three-bed) each with their own separate front entrance. The property benefits from double glazing and central heating and is in good order throughout. Once let the potential rental income is in excess of £11,100 per annum. Alternatively the first floor could be converted to provide a five bed HMO investment opportunity subject to any necessary consent. If let to 5 tenants at £75pppw the potential rental income is in excess of £19,500 per annum.

Situated Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Flat 11 Lounge, Kitchen, two Bedrooms, Bathroom/WC

First Floor Flat 11a Hall, Lounge, Kitchen/Breakfast Room, Bathroom/WC

Second Floor Three Bedrooms above.

Outside Yard to Rear.

EPC Rating Flat 1 – E Flat 2 – D