

LOT  
91

4 Water Street, Birkenhead, Merseyside CH41 5ED

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A one bedroom semi-detached property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes. There is potential to provide a second bedroom in the loft space subject to obtaining any necessary consents

### Situated

Off Chester Street in a popular location within walking distance to Birkenhead town centre amenities and close proximity to Queensway Tunnel and other transport links.

### Ground Floor

Vestibule, Through Lounge,  
Kitchen.

### Council Tax Band

A

### First Floor

Bedroom, Bathroom/WC.

### Attic

Loft space

### Outside

Yard to the rear.

### EPC Rating

E

