

LOT
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88 Grange Road West, Prenton, Merseyside CH43 4XF

GUIDE PRICE **£300,000+***

VACANT RESIDENTIAL



Description

A three storey detached property together with a two storey coach house which have recently been converted to provide seven x one bedroomed self-contained flats, four in the main building and three in the coach house, each with secure intercom entry system. The property has been fully refurbished to a high standard and benefits from newly fitted double glazing, electric heating, newly fitted kitchen and bathrooms, new carpeting and a secure intercom system, however minor cosmetic works are required prior to letting. There is also a large shared front forecourt for five vehicles. Once finished the potential rental income is approximately £50,000 per annum.

Situated

At the junction with Grange Mount and Grange Road West right in the heart of Birkenhead and under 1 mile from Birkenhead Central Rail Station. Ideal for access to Liverpool city centre & universities as only 1 stop away. There are numerous shops, bars, restaurants and amenities within a few minutes walking.

Ground Floor building

Main Entrance, Hallway.

Flat 1 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

Flat 2 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

Flat 5 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

First Floor

Flat 3 Open Plan Lounge/
Kitchen, two Bedrooms, Shower
Room/WC.

Flat 4 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

Flat 6 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.



Second Floor

Flat 7 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC.

Outside

Large front forecourt/driveway
for 5 vehicles.

Note

The property will be sold as seen.

EPC Rating

Flat 1 TBC. **Flat 2** E. **Flat 3** E.
Flat 4 TBC. **Flat 5** E. **Flat 6** D.
Flat 7 TBC

Council Tax Band

A