

LOT  
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139 Brighton Street, Wallasey, Merseyside CH44 8DT

GUIDE PRICE **£80,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A redevelopment opportunity comprising a three storey mid terrace benefiting from planning permission to provide three × one bedroomed apartments. Works have commenced to convert the apartments to include 1st fix plumbing and electrics, new flooring, most of the pipework and 3 new gas supplies installed. Once completed the flats would be suitable for investment purposes with a potential rental income of approximately £20,000 per annum. Planning ref: APP/22/01338

### Situated

Fronting Brighton Street in a popular location close to local amenities, schooling, Kingsway Tunnel and other transport links. The property is approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance, Hallway.

**Flat 1** Open Plan Lounge/  
Kitchen, Bedroom, Bathroom/  
WC.

### First Floor

**Flat 2** Open Plan Lounge/  
Kitchen, Bedroom, Bathroom/  
WC.

### Second Floor

**Flat 3** Open Plan Lounge/  
Kitchen. Stairs to Bedroom,  
Bathroom/WC.

### Outside

Yard to the rear.

