

LOT  
**45**

62 Portland Street, Birkenhead, Merseyside CH41 0BN

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by an Assured Shorthold Tenancy holding over producing £6,300 per annum. There is potential to increase the rental income to a market value of £750pcm.

### Situated

Between Upper Brassey Street and Norman Street within close proximity to local amenities, transport links to include both the Queensway and Kingsway Tunnels and within walking distance to Birkenhead Park. Approximately 2 miles from Birkenhead town centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Rear Yard, Outhouse.

### Council Tax Band

A

### EPC Rating

D

