



## 25 Littledale Road, Wallasey, Merseyside CH44 8EE

**£160,000**

If you are in the market for an ideal investment opportunity, this terraced property split into two self contained apartments could be the perfect purchase for you!

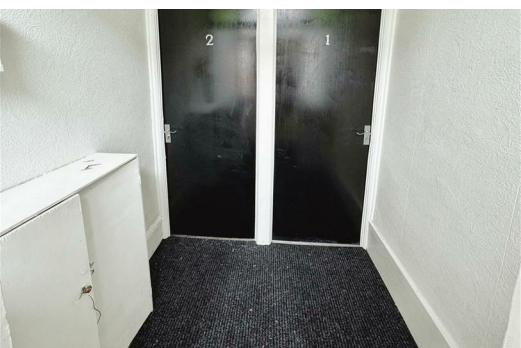
Berkeley Shaw Real Estate is delighted to bring to the sales market this fantastic investment opportunity situated in the popular postcode of CH44. With a budding rental market, this is the perfect opportunity for any buy to let investor.

Accessed via the communal hallway, the accommodation briefly comprises;

Flat 1- One bedroom apartment: entrance hall with storage cupboard, bay fronted living room, double bedroom, kitchen & three-piece bathroom. Potential rental of £500-£550 pcm.

Flat 2- Two bedroom apartment: landing, two bedrooms, living room, kitchen diner & three-piece bathroom. Potential rental of £600-£650 pcm.

Each apartment is double glazed with gas central heating and benefits from a communal yard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		65	75
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time.  
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Berkeley Shaw Real Estate Limited.  
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