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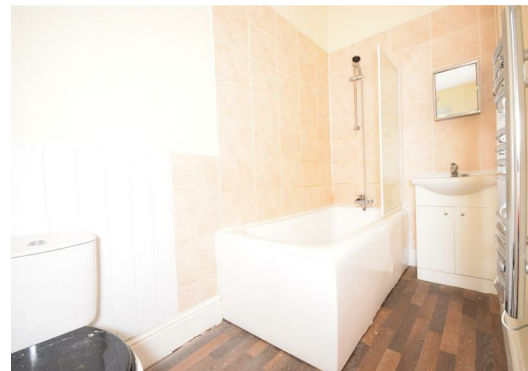


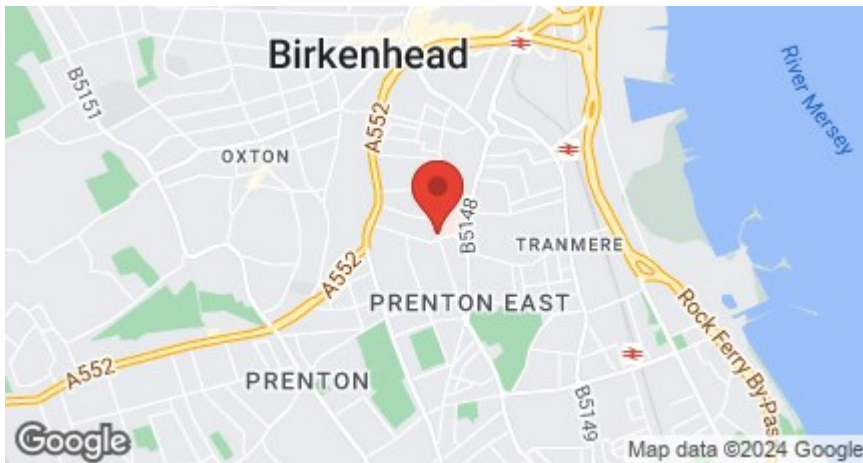
120 & 120A Derby Road, Birkenhead, Wirral CH42 7HH
Offers In The Region Of £85,000

One house that has converted into two separate dwellings. The top dwelling is a 3 bedrooomed Maisonette, with its own separate entrance and front door. It is modern and spacious with a new kitchen and bathroom, spacious lounge and dining room. The ground floor flat is one spacious bedroom, new bathroom, kitchen, lounge and dining room. The properties share off road parking spaces for 3 cars. Located in Tranmere, Birkenhead with local amenities and schooling all close by. it has excellent transport links to Liverpool, Chester and Manchester. This property is a must view.

IDEAL FOR INVESTORS TENANTS IN SITU , EXCELLENT YIELD ON RENT.
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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	