



**Birchen House, Canning Street, Birkenhead, CH41 1ND**

**welcome to**

**Birchen House, Canning Street, Birkenhead**

Impressive Investment Opportunity! This One Bed Flat being sold with a tenant in-situ! No Onward Chain. Call us today to book your viewing and avoid disappointment!



## Property Description

Calling All Investors! One Bedroom First Floor Flat, located close to the ever-popular Hamilton Square and within walking distance of the river Mersey and the famed ferry crossing. Excellent travel links to Wirral, Liverpool and beyond via bus, train, road and ferry, giving access to a vast range of amenities. This property is perfect for an investor, being sold with a tenant in-situ. NO ONWARD CHAIN! Call us today and book your viewing before it's gone. Currently getting 7.9% yield annually

### Entrance Hall

Irregular Shaped Room x ( x )  
Intercom connection, radiator, electric meter and fuse box.

### Kitchen

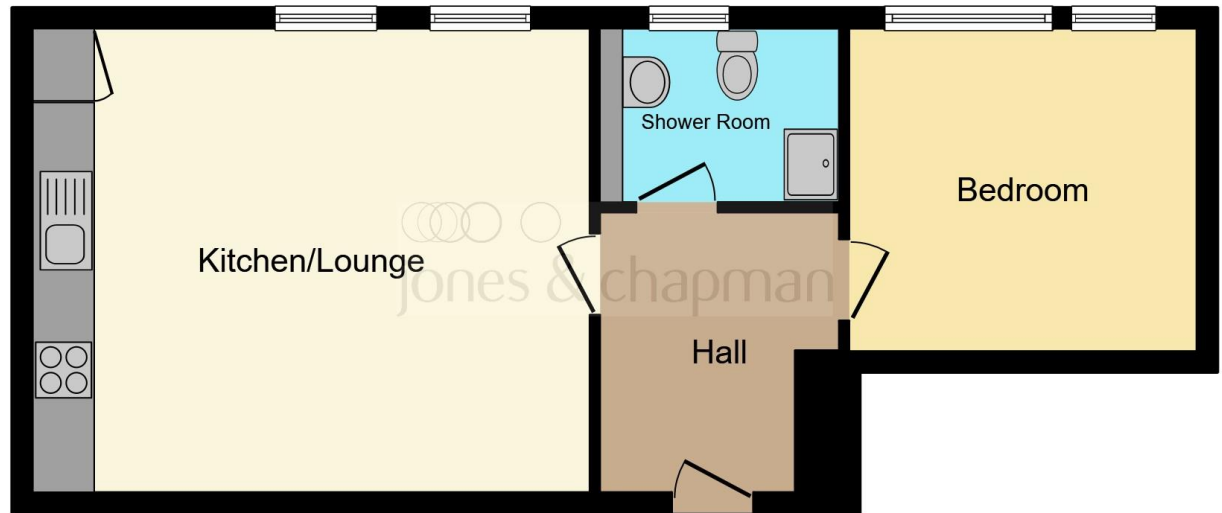
17' 10" x 14' 10" ( 5.44m x 4.52m )  
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Double glazed window and radiator.

### Bedroom One

11' 4" x 10' 4" ( 3.45m x 3.15m )  
Double glazed window and radiator.

### Shower Room

Comprising shower cubicle, wash hand basin and WC. Radiator and double-glazed window.



This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Birchen House Canning Street, Birkenhead

- One Bedroom First Floor Flat
- Investment Opportunity
- Tenant In-Situ
- Well Maintained Throughout
- Council Tax Band; A

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN114753 - 0007

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