

LEASEHOLD



Flat (EPC Rating: F)

**FLAT 5, 49-51
EGERTON PARK, ROCK
FERRY, BIRKENHEAD,
CH42 4RA**

£47,500

FEATURES

- Great opportunity for refurbishment and investment
- Leafy, quiet residential area
- On-site parking available
- Well-proportioned accommodation
- Double bedroom
- Victorian ground floor character flat
- Spacious open plan kitchen/living room
- Good public transport links
- Shopping amenities nearby



1 Bedroom Flat located in Birkenhead

Nestled in the tranquil and leafy surroundings of Egerton Park, Rock Ferry, this charming ground floor Victorian flat presents an excellent refurbishment opportunity for cash investors and first time buyers alike.

The property boasts a well-proportioned layout, featuring one inviting open plan kitchen living room that offers a perfect space for relaxation or entertaining guests. The one double bedroom is designed to provide comfort and privacy, while the bathroom is conveniently located to serve the needs of the household.

Set within a characterful Victorian building, this flat is a great refurbishment opportunity offering a blank canvas and also a potential for a great return on investment. The property also benefits from an on-site parking area, ensuring that you have space for your vehicle.

The surrounding area is peaceful and residential, providing a serene environment away from the hustle and bustle of city life. The communal garden surrounding the flat further benefits the property. Despite its quiet setting, you will find shopping amenities just a short stroll away, making daily errands convenient and hassle-free. Additionally, the property is well-served by public transport links, allowing for easy access to nearby towns and cities.

This flat could be not only a lovely home but also a promising investment opportunity, given its popular location and the potential for rental income. Whether you are looking to settle down or expand your property portfolio, this Victorian gem in Rock Ferry is certainly worth considering.

Call us on

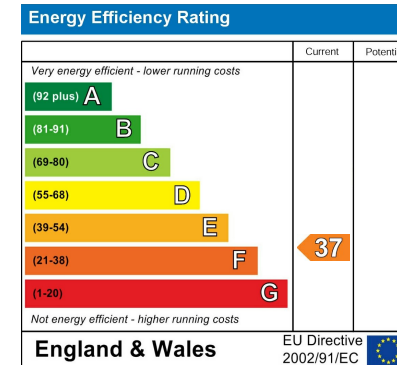
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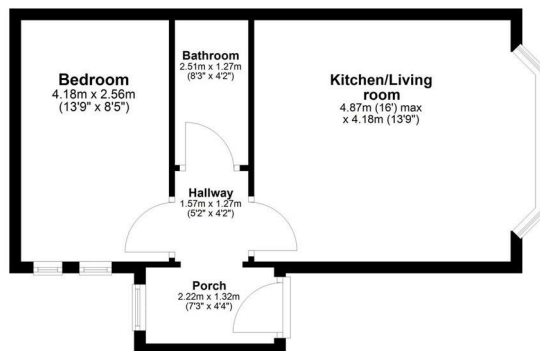
Council Tax Band

A



Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 38.8 sq. metres (417.7 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

