



5 Clifford Road, Wallasey, CH44 4DN Offers In The Region Of £125,000

 3  1  2  D

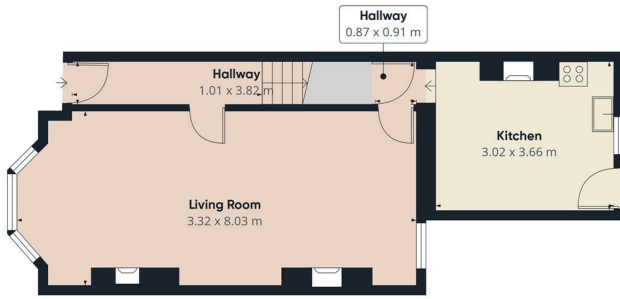
Attention Investors this could be one for you. This property is to be sold with a sitting tenant with an annual rental income of £7800.00. this well presented family home comprises of three bedrooms, large through reception room, kitchen, bathroom and rear yard. The property also benefits from gas central heating and double glazing.

Viewing essential!

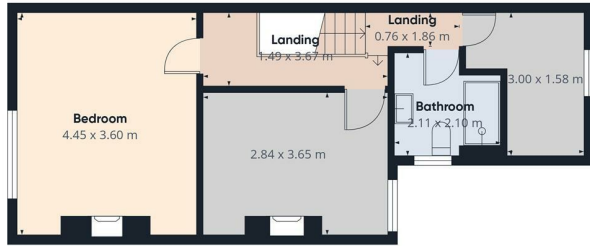
- Three Bedrooms
- Mid Terrace Property
- Large Through Reception Room
- Kitchen
- Bathroom
- Rear Yard
- Double Glazing
- Gas Central Heating
- Viewing Essential!
- EPC Rating D

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Floor 0



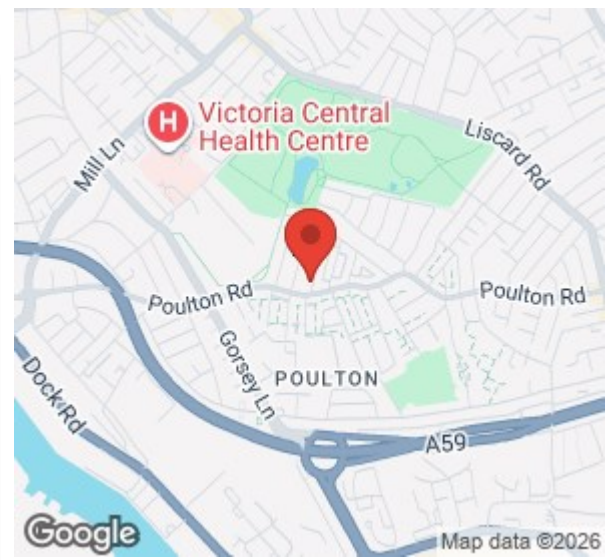
Floor 1

Approximate total area*
82.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



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		

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. sales@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk/>