



## 6 Norman Road, Wallasey, CH44 7EA Offers In The Region Of £105,000

 2  1  1  D

This two bedroom mid terrace is to be sold with a sitting tenant and is generating a annual rental income of £7500.00 which equates to a rental yield of 7.15%.

This property is situated in a quiet cul de sac and comprises of two bedrooms, one reception room, bathroom and kitchen. The property also benefits from gas central heating, double glazing and a rear yard.

Whether you are looking to build a portfolio or add to a growing portfolio this property could be the one for you.

\*More photographs to follow\*

- Two Bedrooms
- Mid Terrace Property
- One Reception Room
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Sold With Sitting Tenant
- 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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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/>