



11B. Burlington Road, Wallasey, CH45 2NR Offers In The Region Of £110,000



Nestled on Burlington Road in the charming area of Wallasey, this delightful flat presents an excellent investment opportunity with an impressive yield of 8%. The property features two well-proportioned bedrooms, making it ideal for small families or professionals seeking a comfortable living space. The flat also boasts a spacious reception room, perfect for relaxation or entertaining guests.

With one bathroom, the layout is both practical and efficient, catering to the needs of modern living. The property is currently sold with a tenant in place, providing immediate rental income for prospective buyers. This aspect makes it particularly appealing for those looking to expand their property portfolio or enter the rental market.

The flat is EPC rated C, indicating good energy efficiency, which is a significant advantage for both tenants and landlords alike. Its prime location is within walking distance to New Brighton, a vibrant area known for its beautiful coastline, shops, and leisure facilities. This proximity enhances the appeal of the property, making it a desirable choice for those who appreciate a lively community atmosphere.

In summary, this flat on Burlington Road is not only a sound investment but also a lovely home in a great location. With its attractive yield, tenant in place, and convenient access to local amenities, it is a property that should not be overlooked.

- First Floor Flat
- 2 Bedrooms
- Great Location
- Modern Kitchen & bathroom
- Double Glazed
- EPC Rated C
- 5 Minute Walk to New Brighton & Train Station

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		
(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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