



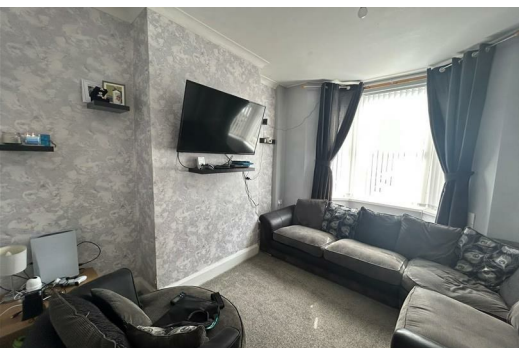
Kenilworth Road, Wallasey

Asking Price £110,000

ATTENTION INVESTORS!!! Being sold with a long term tenant in situ. Set in a popular and convenient location, a short walk of local shopping and regular transport links this property will appeal to any buy to let investor looking to add to their portfolio.

With bright and airy accommodation the property briefly comprises the entrance hallway, living room and a dining room that opens directly to the and kitchen. Off the first floor landing you will find three bedrooms and the family bathroom. Externally there is a pleasant rear courtyard which is fully enclosed. A viewing is recommended to fully appreciate.

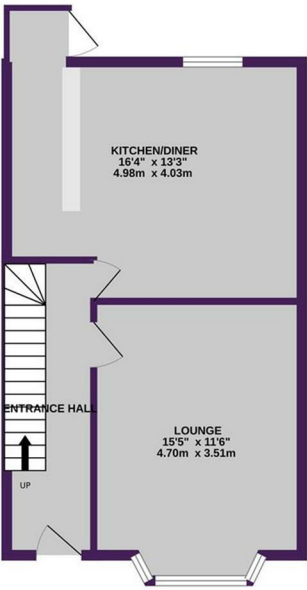
EPC rating D. Council Tax Band A.



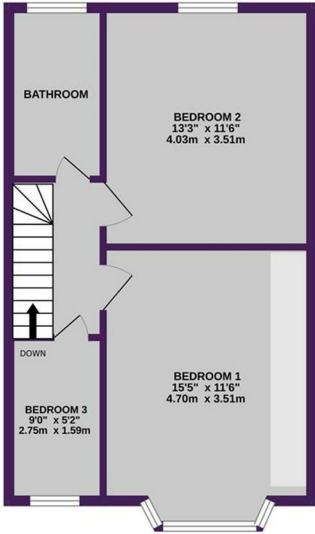


6 Kenilworth Road, Wallasey, CH44 6QG

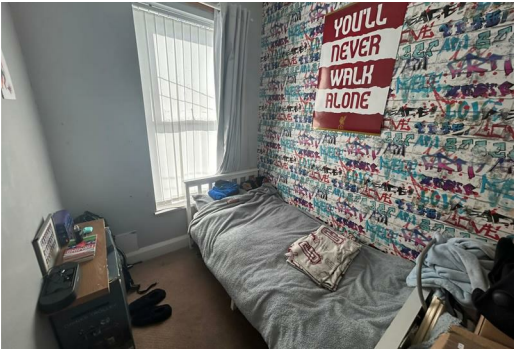
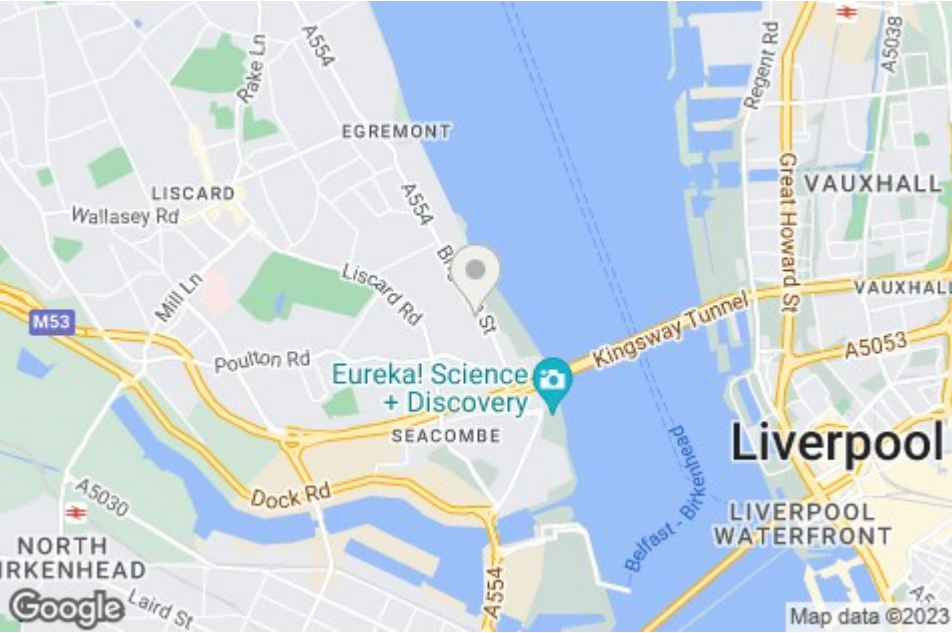
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	A	B	C	Very environmentally friendly - lower CO <sub>2</sub> emissions	A	B	C
92-100	85-91	82-84	79-81	35-47	48-57	58-67	68-77
88-91	82-84	79-81	76-78	48-57	58-67	68-77	78-87
85-87	82-84	79-81	76-78	58-67	68-77	78-87	88-97
82-84	79-81	76-78	73-75	68-77	78-87	88-97	98-107
79-81	76-78	73-75	70-72	78-87	88-97	98-107	108-117
76-78	73-75	70-72	67-69	88-97	98-107	108-117	118-127
73-75	70-72	67-69	64-66	98-107	108-117	118-127	128-137
70-72	67-69	64-66	61-63	108-117	118-127	128-137	138-147
67-69	64-66	61-63	58-60	118-127	128-137	138-147	148-157
64-66	61-63	58-60	55-57	128-137	138-147	148-157	158-167
61-63	58-60	55-57	52-54	138-147	148-157	158-167	168-177
58-60	55-57	52-54	49-51	148-157	158-167	168-177	178-187
55-57	52-54	49-51	46-48	158-167	168-177	178-187	188-197
52-54	49-51	46-48	43-45	168-177	178-187	188-197	198-207
49-51	46-48	43-45	40-42	178-187	188-197	198-207	208-217
46-48	43-45	40-42	37-39	188-197	198-207	208-217	218-227
43-45	40-42	37-39	34-36	198-207	208-217	218-227	228-237
40-42	37-39	34-36	31-33	208-217	218-227	228-237	238-247
37-39	34-36	31-33	28-30	218-227	228-237	238-247	248-257
34-36	31-33	28-30	25-27	228-237	238-247	248-257	258-267
31-33	28-30	25-27	22-24	238-247	248-257	258-267	268-277
28-30	25-27	22-24	19-21	248-257	258-267	268-277	278-287
25-27	22-24	19-21	16-18	258-267	268-277	278-287	288-297
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19-21	16-18	13-15	10-12	278-287	288-297	298-307	308-317
16-18	13-15	10-12	7-9	288-297	298-307	308-317	318-327
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10-12	7-9	4-6	1-3	308-317	318-327	328-337	338-347
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4-6	1-3	0-2	0-1	328-337	338-347	348-357	358-367
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