



**Paterson Street, Birkenhead, CH41**

**Guide Price £90,000**

**Brennan Ayre O'Neill**

**Estate Agents | Surveyors | Property Managers**

This is a three bedroomed mid terrace property marketed with tenant in situ. We understand current rental income sits at £650pcm with scope for a rental review and increase to circa £850cpm.

Accommodation including large bay fronted through lounge diner, and kitchen to rear. There's a collection of fitted units, combi' boiler, and integrated hob and oven. Access from here to the rear yard.

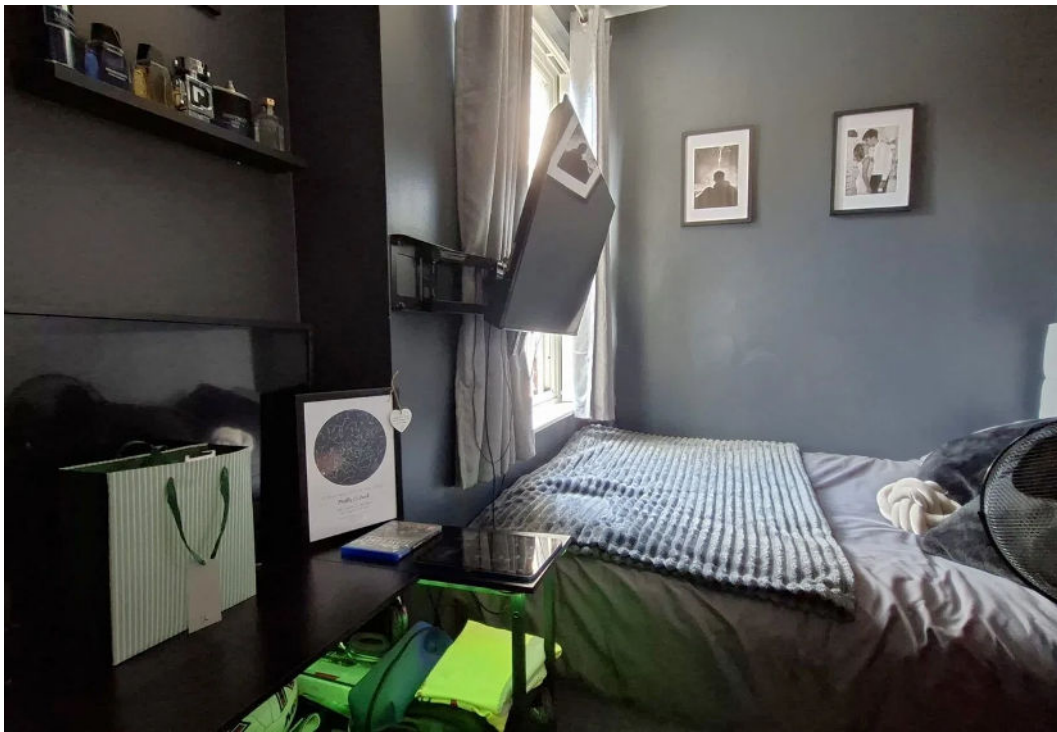
Bedroom quarters include three good sized bedrooms - the master spanning the width of the front of the property. There's also a three piece bathroom suite to the first floor.

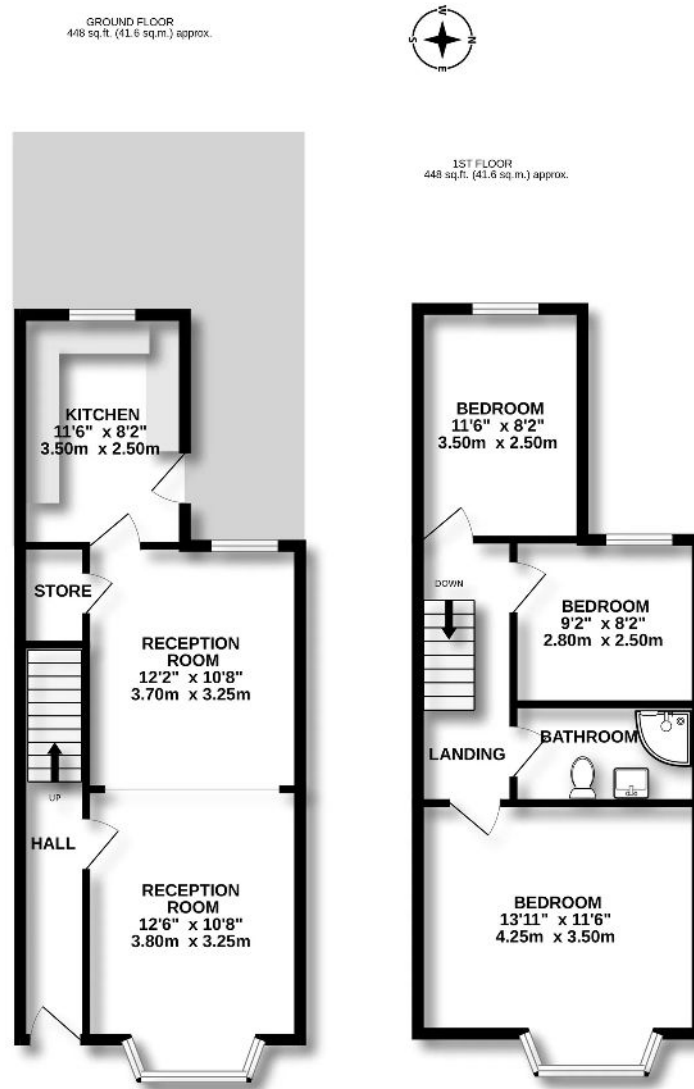
Located close to bus routes, amenities and a short journey to Queensway tunnel.

**Tenure:** Freehold

**Council Tax Band:** A







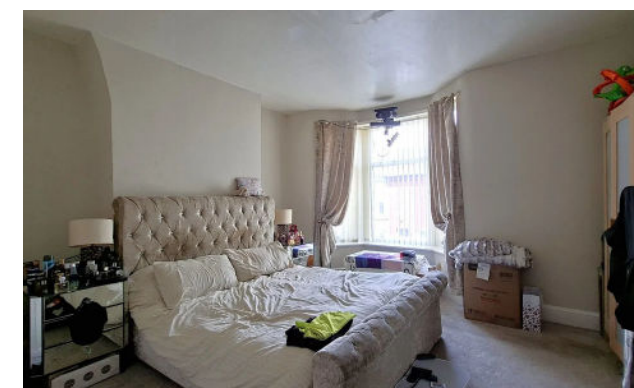
TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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