



Lingham Lane, Wirral, Merseyside CH46



£100,000

****NO CHAIN**** Attention investors an excellent opportunity to purchase two great buy-to-let flats situated in a popular residential area of Moreton. The ground floor flat briefly comprises, lounge, kitchen, utility room, bathroom and two bedrooms whilst the first floor flat comprises, lounge, bedroom, bathroom and kitchen. In need of work and updating both flats have the potential to generate an attractive annual rental return of over 10%. Both properties benefit from gas central heating and double glazed windows. Call our Moreton office to arrange a viewing on these fantastic properties!

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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2 Bedroom Ground Floor Flat

Entrance Hallway

Doors leading to bathroom, lounge and two bedrooms. Radiator

Bathroom 7'3" x 8'10" (2.22 x 2.7)

White bathroom suite comprises panel bath with shower overhead, WC and wash hand basin. Double glazed window to side aspect and radiator

Lounge 11'1" x 15'1" (3.38 x 4.6)

Double glazed window to rear aspect, radiator and door leading to kitchen

Kitchen 7'5" x 9'3" (2.27 x 2.82)

Offering a range of wall and base units with roll edge laminate work surfaces incorporating a stainless steel sink with mixer tap over, electric hob and integrated electric oven. Double glazed window to side aspect and door leading to utility room

Utility Room 7'3" x 7'8" (2.22 x 2.36)

Space and plumbing for washing machines, fridge freezer and tumble dryer. Double glazed window to rear aspect and door leading to rear of the property

Master Bedroom 11'5" x 9'10" (3.49 x 3.0)

Double glazed window to rear aspect, radiator and built in wardrobes

Bedroom Two 11'1" x 9'4" (3.4 x 2.85)

Double glazed window to rear aspect and radiator

1 Bedroom First Floor Flat

Entrance Hall

Enter via ground floor with hallway leading to stairs to flat

Lounge 13'11" x 9'4" (4.25 x 2.85)

Three double glazed window to front aspect and radiator

Master Bedroom 9'10" x 12'7" (3.02 x 3.84)

Double glazed window to front aspect and radiator

Bathroom 6'10" x 7'11" (2.1 x 2.42)

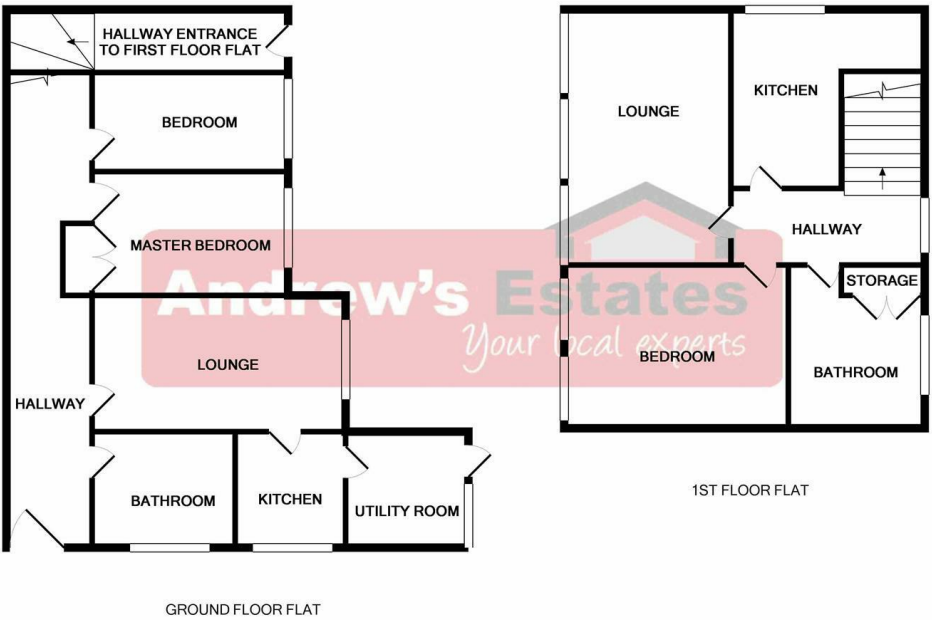
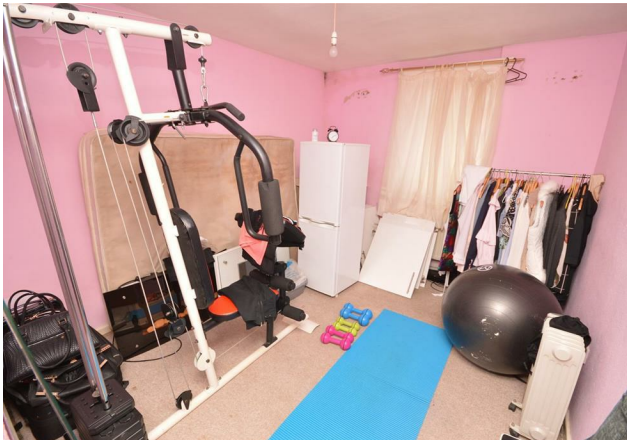
Panel bath with shower overhead, WC and wash hand basin. Double glazed window to rear aspect, radiator and storage cupboard

Kitchen 6'9" x 10'7" (2.07 x 3.23)

Offering a range of wall and base units with roll edge work surfaces incorporating a white enamel sink with mixer tap over. Space and plumbing for washing machine and fridge freezer. Wall mounted boiler, double glazed window to side aspect

Council Tax Band

A



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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