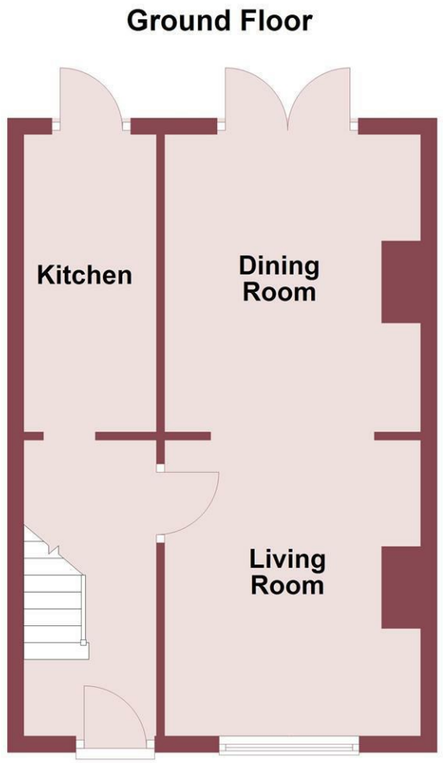

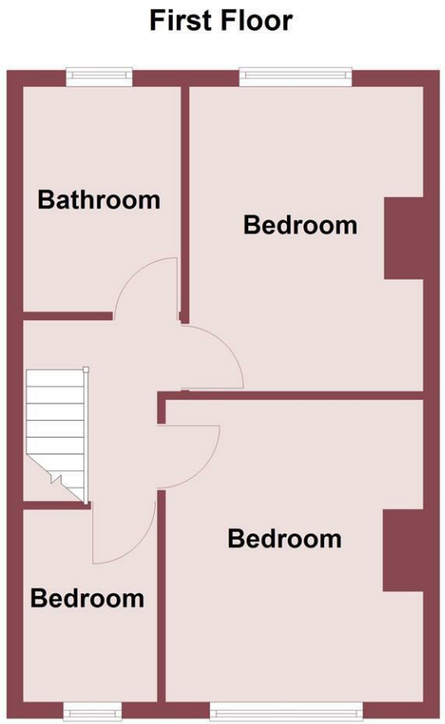

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Tudor Road, Birkenhead, CH42 5PH

£100,000

3 Bedroom | 2 Reception | 1 Bathroom

INVESTORS ONLY - Three Bed Mid Terrace - Excellent Addition To A Property Portfolio

Hewitt Adams is pleased to offer to the market a well-presented three-bedroom terraced house in Rock Ferry, offered with a long-standing tenant in situ since 2019 who is keen to remain long-term. The tenant currently pays £575 PCM, with scope to increase from April 2026, providing strong rental growth potential.

The property is professionally managed by Rent Wirral, who the tenant wishes to continue with, ensuring a smooth and hassle-free transition for any new owner.

As the property is already tenanted, it benefits from being fully compliant with all current regulations, including smoke alarms, carbon monoxide alarms, EICR, gas safety certificate, and EPC, making it a ready-made, instantly cash-flowing investment – an ideal addition to any investor's portfolio.

In brief the property affords: entrance hall, living room opening into dining room, kitchen. Upstairs there are three bedrooms and a four piece bathroom.

With a quaint rear courtyard and on street parking.

Call Hewitt Adams to book your viewing.

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Front Entrance
Into:

Hall
Power points, stairs to first floor

Living Room
11'10" x 10'3" (3.61 x 3.13)
Double glazed window, radiator, power points, electric fire, opens to:

Dining Room
11'10" x 10'3" (3.63 x 3.13)
Patio doors to rear, radiator, power points

Kitchen
11'10" x 5'3" (3.63 x 1.62)
Wall and base units, inset sink, space for tall fridge freezer, space and plumbing for washing machine, space for tumble dryer, door to rear

First Floor

Bedroom One
12'1" x 10'4" (3.69 x 3.15)
Double glazed window, radiator, power points

Bedroom Two
12'2" x 9'4" (3.72 x 2.86)
Double glazed window, radiator, power points

Bedroom Three
7'8" x 6'0" (2.35 x 1.84)
Double glazed window, power points

Bathroom
9'0" x 6'3" (2.75 x 1.93)
Comprising bath, corner shower, w.c, wash hand basin, radiator, double glazed window

Externally
Rear courtyard with gated access to rear. On street parking to the front

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