



- **A residential investment producing £33,600.00 per annum. Double glazing. Gas central heating.**

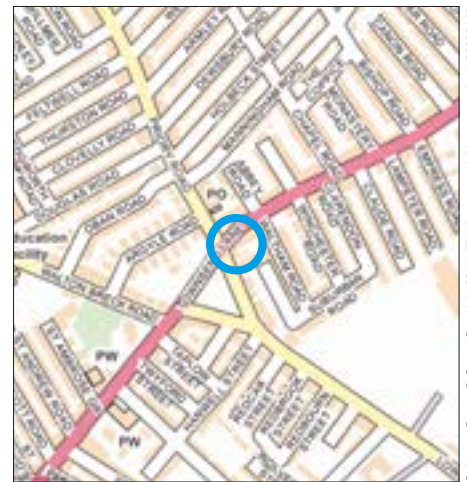
**Description** A three storey freehold property comprising of 8 self-contained flats (7 x 1 bed and 1 x 2 beds) to the first and second floors. The property benefits from double glazing, central heating and a secure entry system. The flats are currently fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £33,600 per annum. The ground floor public house is not included in the sale.

**Situated** Fronting Townsend Lane on the corner of Lower Breck Road in a popular residential location close to local amenities, Liverpool & Everton Football Club, schooling and approximately 3 miles from Liverpool City Centre.

**Second Floor Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 4** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 5** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 8** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

**Ground Floor** Entrance Hallway

**First Floor Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 6** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 7** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only