

LOT

3

54 Inigo Road, Liverpool L13 6SH

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- A part let residential investment currently producing £5,640 per annum • Double glazing

An end of terrace property which has been converted to provide two × one-bedroomed self-contained flats benefiting from double glazing. One flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,640.00 per annum. When fully let the potential income would be approximately £11,000 per annum.

**Situated** Just off Derby Lane and Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway. **Flat 1** Bedroom, Lounge, Kitchen, Bathroom/WC.

**First Floor** **Flat 2** Bedroom, Lounge, Kitchen, Bathroom/WC.

**Outside** Rear Yard.

