

**Description**

A three storey plus basement mid terraced house converted to provide four self-contained flats (three x two bed and one x one bed). The property benefits from front and rear gardens, central heating, double glazing, a fire alarm and a secure entry intercom system. The property is fully let by the way of Assured Shorthold Tenancies to young professionals producing a rental income of approximately £21,300.00 per annum. On re-letting the market rent would be in excess of £24,000.00 per annum.

**Situated**

Off Prescott Road within walking distance to Old Swan amenities and within close proximity to schooling, transport links and approximately 4 miles from Liverpool city centre.

**Lower Ground Floor**

**Flat 1** Self-contained two bed flat with private entrance comprising two bedrooms, reception room, kitchen, bathroom/WC  
**EPC:** C (approx. 73 sq. m).  
**Tenancy:** AST Holding over.  
**Rent:** £475

**Ground Floor**

Main Entrance Hallway.  
**Flat 2** Self-contained one bed flat comprising one bedroom, reception room, kitchen, bathroom/WC  
**EPC:** C (approx. 48 sq. m).  
**Tenancy:** AST Holding over.  
**Rent:** £400

**First Floor**

**Flat 3** Self-contained two bed flat comprising two bedrooms, reception room, kitchen, bathroom/WC  
**EPC:** C (approx. 59 sq. m).  
**Tenancy:** AST Holding over.  
**Rent:** £475

**Second Floor**

**Flat 4** Self-contained two bed flat comprising two bedrooms, reception room, kitchen, bathroom/WC  
**EPC:** TBC (approx. 68 sq. m).  
**Tenancy:** AST Holding over.  
**Rent:** £425



**Outside**  
 Front and Rear Gardens.

