

LOT  
**106**

3 Marlborough Road, Tuebrook, Liverpool L13 8AU

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A double fronted three storey detached property converted to provide 3 self-contained flats (two × two bed and one × one bed). The property benefits from double glazing, central heating and gardens to the front and rear. At the time of our inspection one flat was let by way of a rolling contract producing £5,400 per annum. When fully let the potential rental income is approximately £20,000 per annum.

### Situated

Off West Derby Road in an established and popular residential location within walking distance to Tuebrook amenities, Newsham Park, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway  
**Flat 1** Hall, two Bedrooms,  
Bathroom/WC, Kitchen, Lounge

### Outside

Gardens to the front and rear.  
Driveway

### First Floor

**Flat 2** Two Bedrooms,  
Bathroom/WC, Kitchen, Lounge

### Second Floor

**Flat 3** Hall, Bathroom/WC,  
Kitchen, Living Room, Bedroom

