

LOT  
12

# Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX

\*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **Residential investment producing £16,200 per annum. Double glazing. Central heating. Intercom system. Rear garden.**

**Description** Residential investment Opportunity currently producing a rental income of approximately £16,200 per annum. The property comprises of a double fronted three storey semi-detached converted to provide 3 x 2 bedroomed self-contained flats. The property benefits from double glazing, central heating, secure intercom system and a rear garden. All of the flats are fully let by way of Assured Shorthold Tenancies.

**Situated** Off West Derby Road within close proximity to Tuebrook amenities, Schooling, Newsham Park and approximately 1.5 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway **Flat 3** – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**First Floor Flat 2** – Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Second Floor Flat 1** – Hall, Lounge, Kitchen, 2 Bedrooms (one with En-suite Shower Room/WC), Bathroom/WC

**Outside** Garden to the rear

