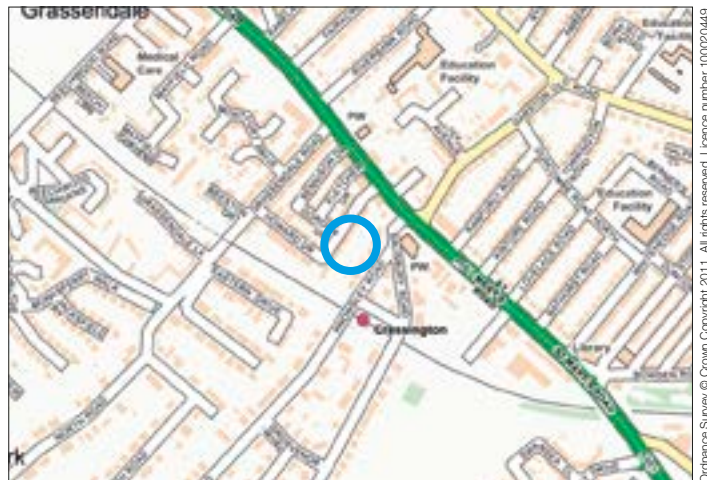


LOT
71

11 Broughton Drive, Grassendale, Liverpool L19 0PB

*GUIDE PRICE £175,000+



Not to scale. For identification purposes only

- **Part let residential investment producing £6,240.00 per annum. Double glazing, central heating and gardens.**

Description A double fronted semi-detached property converted to provide 2 x 1 bed roomed self-contained flats. One flat is currently let by way of an Assured Shorthold Tenancy producing £6,240.00 per annum. The potential rental when fully let would be approximately £12,500.00 per annum. The property benefits from double glazing, central heating and gardens. There is also potential to extend the first floor flat to provide 2 further bedrooms.

Situated Off Aigburth Road in a popular and well established residential location within close proximity to local amenities, Garston Village and approximately 5 miles of Liverpool City Centre.

Ground Floor Main Entrance Hallway. **Flat 1** – Hall, Kitchen, Bedroom, Bathroom/WC, Utility Room.

First Floor Flat 2 – Hall, Living Room, Kitchen, Bedroom, Bathroom/WC.

Second Floor Potential 2 Further rooms.

Outside Front & Rear Gardens.

