46 Wellesley Road, Liverpool L8 3SU *GUIDE PRICE £125,000+



 Three storey semi detached property providing two flats 1 x 2 bed and 1 x 3 bed. Double glazing. Partial central heating. Gardens.

Description A three storey end terraced property converted to provide two self contained flats (1 \times 2 bed and 1 \times 3 bed). The property benefits from double glazing, partial central heating and gardens. Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes with potential to convert back into a single dwelling or use as a HMO subject to any necessary relevant consents. The potential annual income is approximately in excess of £20,000 per annum. Suitable for cash purchasers only.

Situated Off Peel Street which in turn is off Belvidere Road close to local amenities and Schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Flat 1 Hall, Kitchen (no fittings), Lounge, two Bedrooms, Bathroom/ WC (no fittings).

First Floor Flat 2 Hall, Kitchen, Lounge, Bedroom, Cloakroom, Bathroom/WC (central heating)

Second Floor Two Further Rooms, Cloakroom.

Note The property has previously been underpinned to the council's satisfaction, further supporting

documents can be found online within the legal pack.



Not to scale. For identification purposes of