

LOT

58

40 Makin Street, Liverpool L4 5QG

\*GUIDE PRICE - £60,000 - £70,000



Not to scale. For identification purposes only

- **A middle terraced property converted to provide 2 x 2 bed flats. Double glazing. Central heating.**

**Description** A mid terrace property converted to provide 2 x 2 bed roomed flats. The property is in good order throughout and benefits from double glazing and central heating. One flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. When fully let the potential income being in excess of £10,800 per annum.

**Situated** Off County Road in a popular and well established residential location within close proximity to local amenities and schooling. Approximately 3 Miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway

**Flat 1** Lounge, Kitchen, Shower room/W.C, 2 Bedrooms.

**First Floor Flat 2** - Open Plan

Lounge/Kitchen, 2 Bedrooms, Shower room/W.C.

**Outside** Yard to Rear.

**NB**

The property benefits from a new roof, new boilers, new windows and new carpets.