



- A part let residential investment opportunity producing £10,680 per annum with potential to produce £36,000pa • Gardens

A substantial three-storey dormer style semi-detached property converted to provide four × one-bedroomed self-contained flats with potential to provide a further two flats subject to obtaining the necessary consents. The property benefits from gardens to the front and rear. Three of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £10,680 per annum. Following a full upgrade and scheme of refurbishment works the potential rental income would be approximately £36,000 per annum or alternatively the flats could be sold off separately.

Situated Off Ullet Road (B5342) in a sought after location within walking distance to Sefton Park, local amenities and Schooling. Liverpool city centre is approximately 3 miles away.

Basement Cellar. Not Inspected.

Ground Floor Main Entrance Hallway. **Flat 1** Lounge/Bedroom, Kitchen, Shower room/WC **Flat 2** Lounge, Bedroom, Kitchen, Bathroom/WC.

First Floor Half Landing Bathroom/WC for Flat 3. **Flat 3** Lounge, Bedroom, Kitchen. **Flat 4** Lounge, Bedroom, Kitchen, Shower room/WC.

Second Floor Shared Bathroom/WC **Flat 5** Lounge, Bedroom, Kitchen, Lounge. **Flat 6** Lounge, Bedroom, Kitchen, Lounge.

Outside Gardens to the Front and Rear.

