

LOT  
**13**

## 19 Laburnum Road, Liverpool L7 0HT

GUIDE PRICE **£250,000+**\*

RESIDENTIAL INVESTMENT

- A part let residential investment currently producing £15,600 per annum • Double glazing
- Central heating • Potential income of approx. £32,000 per annum

A double fronted three storey dormer style detached house comprising 6 self-contained flats (one × one bed and five × two bed) benefiting from double glazing and central heating. three of the flats are currently let by way of Assured Shorthold Tenancies producing £15,600 per annum. When fully let the potential rental income is approximately £32,000 per annum. The property also benefits from land to the side with potential to extend the existing dwelling.

**Situated** Off Prescot Road in a popular and well established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** **Flat 3** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Flat 4** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Second Floor** **Flat 5** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Flat 6** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Off Road Parking with land to the side, Rear Yard.

