

LOT
45

15 Buckingham Road, Tuebrook, Liverpool L13 8AY

GUIDE PRICE **£115,000+***

RESIDENTIAL INVESTMENT

- Part let residential investment opportunity producing £9,432 per annum
- Double glazing
- Central heating
- Gardens

A part let residential investment opportunity producing £9,432 per annum. A large double fronted two-storey plus basement middle terrace house converted to provide three self-contained flats (one × two bed and two × one bed) benefiting from double glazing, central heating and gardens. If the property was fully let the potential rental income is in excess of £14,700 per annum. A pre-planning application was submitted in 2017 to convert the existing building from three to six apartments, further details and drawings are available at the auctioneers office. Alternatively the property would be suitable for a number of uses, subject to obtaining the necessary consents.

Situated Off West Derby Road in a popular and well established location within close proximity to local shopping amenities, Newsham Park, schooling, transport links and approximately 3 miles from Liverpool city centre.

Basement Used for storage and individual meters – not inspected.

Ground Floor Main Entrance Hall. **Flat 1** Hall, Lounge, Kitchen/Diner, two Bedrooms, Bathroom/WC

First Floor **Flat 2** Hall, Lounge, Kitchen/Diner, 1 Bedroom, Bathroom/WC
Flat 3 Hall, Lounge, Kitchen/Diner, 1 Bedroom, Bathroom/WC



Outside Front and Rear Gardens.

Tenure Freehold.

Joint Agent

