

LOT  
90

23/25 St. Ambrose Grove, Liverpool L4 2RL

GUIDE PRICE **£165,000+**\*

RESIDENTIAL INVESTMENT

- A pair of three storey properties which have been converted to provide five × one bedroomed self contained flats. producing £24,000pa

A pair of three storey dormer style middle terraced properties which have been converted to provide five × one bedroomed self contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing in excess of £24,000 per annum. The property benefits from double glazing and electric storage heaters.

**Situated** Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

#### **23 St. Ambrose Grove**

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

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

#### **25 St. Ambrose Grove**

**Ground Floor** Main Entrance Hallway. **Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**First Floor** **Flat 4** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

#### **23/25 St. Ambrose Grove**

**Second Floor** **Flat 5** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Communal Yard.

