

LOT  
**59**

**30 Sheil Road, Liverpool L6 3AE**

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey middle terraced property converted to provide three self-contained flats (two × two bed and one × one bedroom). All the flats are currently let by way of Assured Shorthold Tenancies producing an annual rental income of approximately £10,800 per annum. The flats are underlet and once vacated have a potential income of approximately £17,000 per annum. The property benefits from double glazing and central heating.

### Situated

Fronting Sheil Road in a popular and well established location close to local amenities, transport links, Liverpool Football Club, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Two bedrooms, Lounge, Kitchen, Bathroom/WC

### First Floor

**Flat 2** Lounge, Kitchen, Two Bedrooms, Bathroom/WC

### Second Floor

**Flat 3** Kitchen, Lounge, Bedroom, Bathroom/WC

### Outside

Yard to the rear

### Note

We have not inspected the property internally and all information has been supplied by the vendor.

### Joint Agent

Entwistle Green

