

LOT  
**82**

12 Station Road, Prescot, Merseyside L34 5SW

GUIDE PRICE **£100,000+\***

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity currently producing £13,000 per annum. The property comprises a three storey middle-terraced house converted to provide three self-contained flats (one × two bed and two × one bed) benefiting from double glazing and central heating. At the time of our inspection three of the flats were currently let by way of Assured Shorthold Tenancies holding over producing a rental income of £13,000 per annum.

### Situated

Off Kemble Street which in turn is off Warrington Road (A57) in a popular and well established residential location within close proximity to local amenities, Cables Retail Park and transport links.

### Lower Ground Floor

**Flat 2** Lounge, Bedroom, Kitchen, Shower room/WC.

### Ground Floor

Main Entrance Hallway.

**Flat 1** Hall, Lounge, Kitchen, Bedroom, Shower room/WC.

### First Floor

**Flat 3** Lounge, Kitchen, Bedroom, Bathroom/WC, Stairs to one further bedroom.

### Outside

Yard to Rear.

### EPC Rating

Flat 1 – C

Flat 2 – D

Flat 3 – E

