

LOT
63

32 Hartington Road, West Derby, Liverpool L12 8QW

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

Description

A substantial semi-detached property converted to provide 5 self-contained Flat (two × one bedroomed flats and three × studios) benefiting from double glazing and central heating. We are advised it has also had a new roof in the last 5 years. The property is fully let by way of Assured Shorthold Tenancies producing £26,500 per annum. Following modernisation the rental income could be increased to £32,000 per annum.

Situated

Between Eaton Road and Town Row in a very popular and well-established residential location within close proximity to West Derby Village, local schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 1A Lounge/Kitchen/Bedroom, Shower room/WC

First Floor

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

Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC

Second Floor

Flat 4 Lounge/Kitchen, Shower room/WC, Bedroom.

Outside

Rear Garden. Front Garden and Driveway

EPC Rating

Flat 1 D. **Flat 1a** D. **Flat 2** D. **Flat 3** E. **Flat 4** E



Council Tax Band

Flat 1 A. **Flat 1a** A. **Flat 2** A. **Flat 3** A. **Flat 4** A