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## 4 Windsor Road, Tuebrook, Liverpool L13 8BD

GUIDE PRICE **£140,000+**\*

VACANT RESIDENTIAL

### Description

Freehold block of three self-contained flats. A substantial three-storey freehold mid-terrace property, fully converted to provide three × one-bedroom self-contained flats, each with its own independent gas and electricity supply. The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £1,800 per month or £21,600 per annum. The property is offered with vacant possession and has full planning permission granted for its current use. It presents an excellent opportunity for: buy-to-let investors, portfolio landlords, supported living, or guaranteed rent providers seeking compliant layouts

### Situated

Off West Derby Road in a popular and well-established residential area within close proximity to local amenities, Newsham Park, Liverpool Football Club, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

**Flat 1** Lounge, Kitchen, Bedroom, Bathroom/WC.

### First Floor

**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC.

### Second Floor

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

### Outside

Yard to rear.

### EPC Rating

**Flat 1 D. Flat 2 D. Flat 3 D**



### Council Tax Band

A

### Tenure

Freehold