

LOT  
**28**

# 11 & 12 North View, Edge Hill, Liverpool L7 8TS

RESIDENTIAL INVESTMENT

Guide price **£400,000+**



A pair of two storey semi detached properties with basement which are currently let to 12 students from 1st July 2012 until the 30th June 2013 at an annual rental income of £54,000 inclusive of bills. The property benefits from planning permission to convert the basement to provide a further two two-bedroomed self contained flats – plans are available for inspection at the auctioneers offices. The property is in good order throughout and benefits from central heating. To the rear of the property there is a single storey detached garage/workshop together with a large piece of land with the potential for redevelopment subject to the necessary consents.

### Situated

Fronting North View in a conservation area within close proximity to the Universities and just 1 mile into Liverpool city centre.

### 11 North View

#### Ground Floor

Hall, Kitchen, WC, three Letting rooms, communal lounge

#### First Floor

Three Letting Rooms, Shower Room/WC, Bathroom/WC

### 12 North View

#### Ground Floor

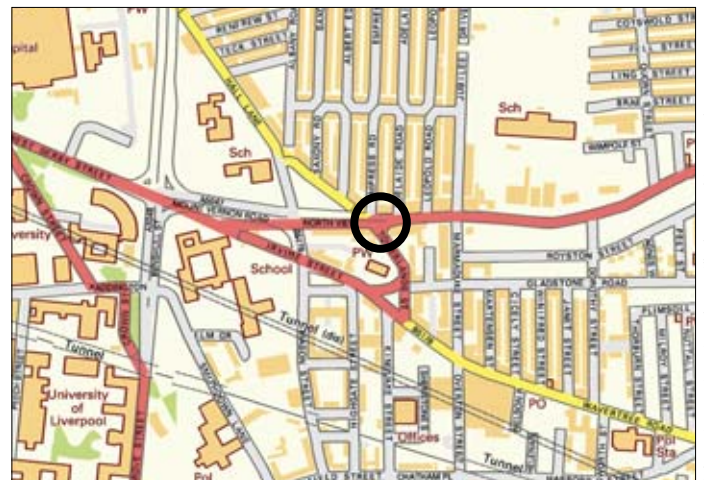
Hall, two Letting Rooms, Communal Lounge, Shower Room

### First Floor

Four Letting rooms, Separate WC and Bathroom.

### Outside

Single storey detached garage/workshop. Yard. Land with potential for redevelopment.



Not to scale. For identification purposes only