

LOT  
**20**

## 2 Mayfield Road, Garston, Liverpool L19 3QA RESIDENTIAL INVESTMENT

Guide price **£125,000 +**



**A substantial three storey semi detached property converted to provide 4 self contained flats benefiting from front and rear gardens. At the time of our inspection two of the flats were let on Assured Shorthold Tenancies producing a rental income of £303.00 pcm each. The two vacant flats require refurbishment. When fully let the potential annual rental income is in excess of £15,000.**

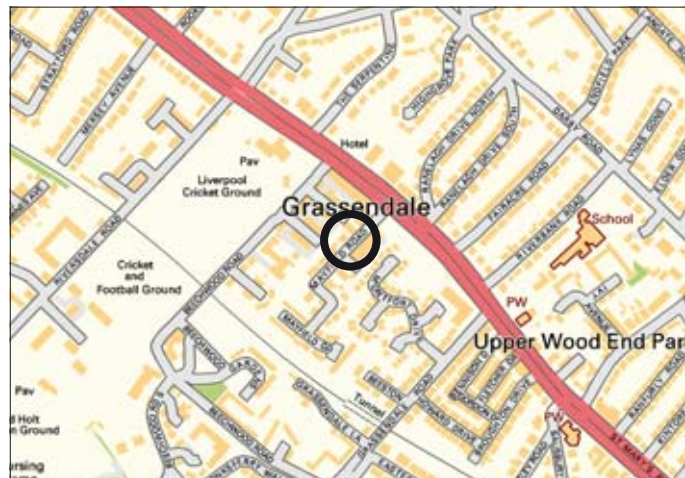
### **Situated**

Just off Aigburth Road in a popular and well established residential location

### **Ground Floor**

Main Entrance Hallway

**Flat 1** – Hall, Open Plan Lounge/  
Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

**Flat 4** – Hall, Lounge, Kitchen,  
Bathroom/WC, Bedroom.

### **First Floor**

**Flats 2 & 3** – Hall, Lounge, Kitchen,  
Bedroom, Bathroom/WC

### **Outside**

Gardens front and rear.