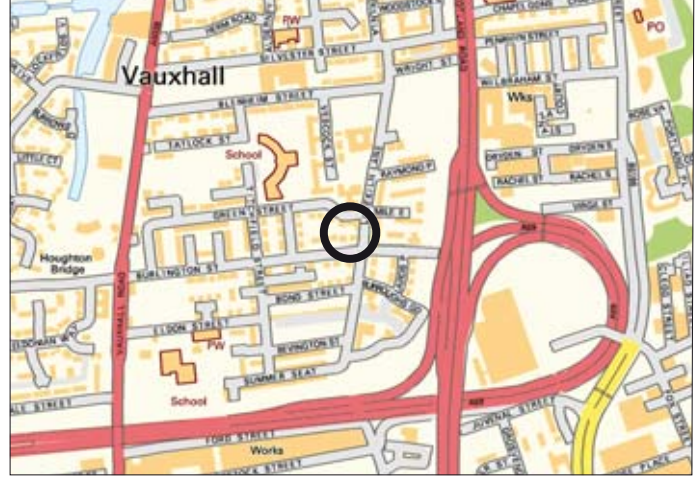


LOT
95

99 Limekiln Lane, Liverpool L3 6DD

RESIDENTIAL INVESTMENT

Guide Price **£125,000+**



Not to scale. For identification purposes only

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A substantial three storey property converted to provide 1 x 2 and 2 x 2 bedroomed flats. The property benefits from double glazing, storage heaters, intercom system and private gated access with parking for 3 cars. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £11,700 and when fully let the potential annual rental income is in excess of £17,500.

Situated

Off Silvester Street which in turn is off Vauxhall Road approximately 1.5 miles from Liverpool City Centre.

Basement

Not inspected.

Ground Floor

Main entrance hallway

Flat 1 - Hall, Lounge, 2 Bedrooms, (ensuite shower), Kitchen, Bathroom/W.C.
First Floor

Flat 2 - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.
Second Floor

Flat 3 - Hall, Open plan Lounge / Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside

Communal Yard/Parking for 4 cars