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**63**

# 1 St. Marys Lane, Liverpool L4 5UA

RESIDENTIAL INVESTMENT

Guide price **£55,000–£60,000**



Not to scale. For identification purposes only

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**The property comprises a four storey, 4 bedroomed end of terrace property benefiting from a basement with separate entrance with potential to convert into a 1 bedroomed flat subject to any necessary consents. The property benefits from double glazing and off road parking. The property is currently let by way of an assured shorthold tenancy at a rental income of £560 pcm.**

## Situated

The property is located off Church Road in a popular residential location within close proximity to

local amenities along County Road and approximately 4 miles from Liverpool City Centre.

## Basement

## Ground Floor

Hall, Lounge, kitchen, bathroom/wc

## First Floor

Two bedrooms and shower room

## Second Floor

Two bedrooms

## Outside

Yard to the front and rear with separate entrance to the basement from the front