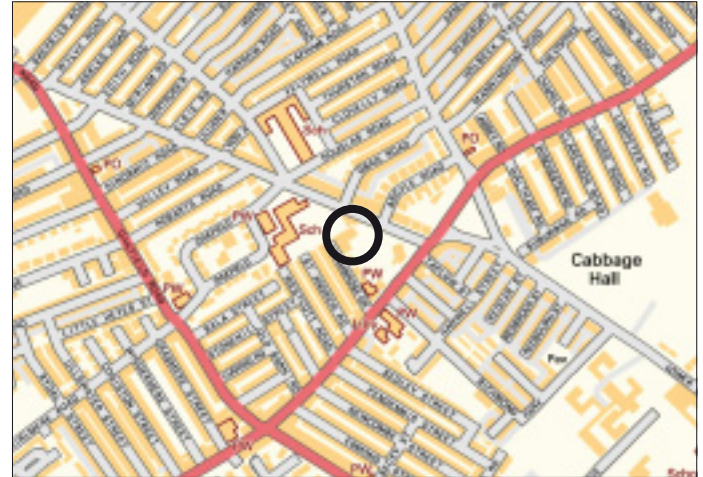


LOT  
**44**

## 348 Walton Breck Road, Liverpool L4 2RP

RESIDENTIAL INVESTMENT

Guide price **£85,000 +**



Not to scale. For identification purposes only

**A substantial double fronted end of terraced property providing a 2 bedroomed ground floor flat together with a 4/5 bedroomed maisonette on the first and second floors via a separate side entrance. The property has recently been refurbished and benefits from double glazing and central heating. The property is currently let to 4 students with the potential to let to 6 by way of Assured Shorthold Tenancies until June 2014 producing £15,600 per annum to include all services. The second floor 2 letting rooms require decoration & carpeting. When fully let the potential annual rental income being in excess of £20,000.**

### **Situated**

Fronting Walton Breck Road just off Breck Road in a popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

### **Ground Floor – 348**

Hall, Communal Lounge/Kitchen, Bathroom/WC, 2 Letting Rooms.

### **First Floor**

348a – Hall, Shower Room/WC, Kitchen, 2 Letting Rooms.

### **Second Floor**

Communal Lounge, 2 Letting Rooms.

### **Outside**

Yard to the Rear.