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**26**

# 48 Waterloo Road, Waterloo, Liverpool L22 1RF

RESIDENTIAL INVESTMENT

Guide price **£175,000–£200,000**



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Not to scale. For identification purposes only

**A 3 storey plus basement middle terraced property converted to provide 4 x 2 bedrooomed self-contained flats. The property is fully let providing an annual rental income of £21,600. The property benefits from double glazing, central heating and rear garden.**

### **Situated**

Off Cambridge Road which in turn is off Crosby Road North in a popular and well established residential location within walking distance to the Marine

and approximately 4 miles from Liverpool City Centre

### **Basement (rear separate entrance)**

**Flat** – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

### **Ground Floor**

Main Entrance hallway  
**Flat** – Hall, Lounge, 2 Bedrooms, Kitchen. Bathroom/W.C.

### **First Floor**

**Flat 1** – Hall, Open plan Lounge/

Kitchen, 2 Bedrooms, Bathroom/W.C.

### **Second Floor**

**Flat 2** – Hall, Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/W.C.

### **Outside**

Gardens front and rear.