## **195 Warbreck Moor, Liverpool L9 4RR** RESIDENTIAL INVESTMENT

## **GUIDE PRICE £125,000 +**

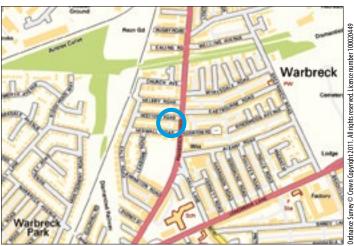


A three storey dormer style semi-detached property converted to provide 4 self-contained flats. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £8,320pa. When fully let the potential rental income being in excess of £16,640pa. The property is in good order throughout and benefits from central heating and secure entry system.

**Situated** Fronting Warbreck Moor at its junction with Melling Road in an established location within close proximity to Aintree Racecourse and Aintree Railway Station.

**Ground Floor** Main Entrance Hallway

**Flat 1** Lounge, kitchen, bedroom, bathroom/WC



Not to scale. For identification purposes only

## **First Floor**

**Flat 2** Lounge, kitchen, 2 bedrooms, bathroom/WC

## **Second Floor**

**Flat 3** Lounge, kitchen, 2 bedrooms, bathroom/WC

**Outside** Side Entrance

**Flat 4** Hall, lounge, kitchen, bedroom, bathroom/WC Yard to the rear.

