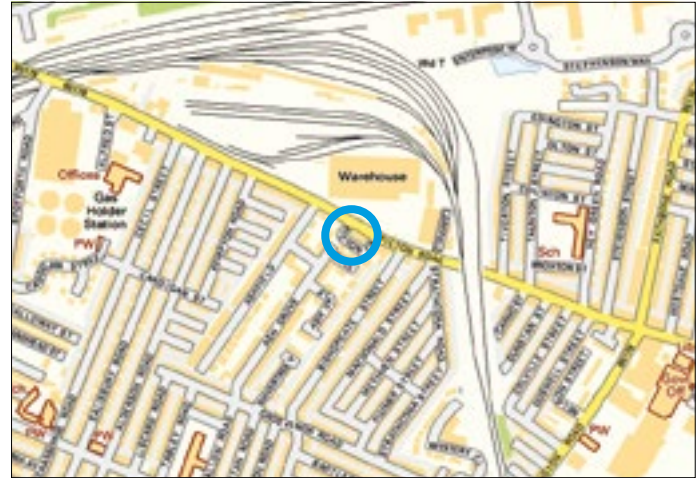


LOT
56

118 Picton Road/1a Picton Crescent, Wavertree, Liverpool L15 4LJ

VACANT RESIDENTIAL

GUIDE PRICE £150,000–£175,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

Ground Floor 118 Picton Road

Flat 1 Lounge, Bedroom, Kitchen, Bathroom/WC

Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC

Ground Floor 1A Picton Crescent

Main Entrance Hallway

Flat 1 Lounge, Kitchen/Diner, Bedroom, Bathroom/WC

Second Floor

Flat 4 Lounge, Bedroom, Kitchen, Bathroom/WC

Flat 5 Lounge/Bedroom, Kitchen, Bathroom/WC

First Floor

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard to the rear, on road parking.

A substantial three storey corner property converted to provide 6 self-contained apartments all currently let by way of Assured Shorthold Tenancies producing in excess of £27,000 per annum. The property has recently undergone refurbishment works and is in good order throughout benefitting from double glazing and central heating/electric storage heaters.

Situated Fronting Picton Road on the corner of Picton Crescent in a popular and well established residential location within close proximity to local amenities

and approximately 3 miles from Liverpool City Centre.