

LOT  
**73**

## 284a Smithdown Road, Liverpool L15 5AJ

RESIDENTIAL INVESTMENT

**GUIDE PRICE £40,000–£45,000**



Not to scale. For identification purposes only

A 2 bedroom flat over first and second floors which is currently let to 2 students producing £7,200.00 per annum. The property is in reasonable condition and benefits from it's own separate front entrance and central heating.

**Situated** Fronting Smithdown Road above "The Pizza Parlour" close to its junction with Crawford Avenue in a very popular residential location opposite The Mystery Park and a short distance to Allerton Road amenities.

**Ground Floor** Entrance Hallway.

**First Floor** Kitchen, Lounge/Diner, Bathroom/WC

**Second Floor** 2 Bedrooms.

