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## 9 Hartington Road, Toxteth, Liverpool L8 0SD

### RESIDENTIAL INVESTMENT

\*GUIDE PRICE £115,000+



A semi detached property converted to provide four studio apartments benefitting from double glazing, electric storage heaters, gardens front and rear and off road parking. The property is fully let and produces an annual income of £18,000.



Not to scale. For identification purposes only

**Situated** Fronting Hartington Road off Smithdown Road in an established and popular residential location within easy access to local amenities and a short distance from Liverpool city centre and the Universities.

#### Ground Floor

Main Entrance Hallway

**Flat 1** Lounge/Bedroom, Kitchen and Shower Room/WC

**Flat 2** Lounge/Bedroom, Kitchen and Shower Room/WC

#### First Floor

**Flat 3** Lounge/Bedroom, Kitchen and Shower Room/WC

**Flat 4** Lounge/Bedroom, Kitchen and Shower Room/WC

#### Outside

Gardens front and rear. Driveway