

LOT
103

15 Rutland Avenue, Sefton Park, Liverpool L17 2AE

RESIDENTIAL INVESTMENT

***GUIDE PRICE £225,000+**



Not to scale. For identification purposes only

A three storey semi detached property converted to provide five one-bedroomed flats. All the flats are in good condition and benefit from central heating. The property is currently fully let producing an income of £23,160 per annum.

Situated Off Ullet Road in a popular and well established residential location within close proximity to local amenities and within walking distance to Sefton Park. Approximately 4 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hall

Flat 1 Open plan Lounge/
Kitchen, Bathroom/WC, Bedroom –
£400pcm

Flat 2 Lounge, Kitchen, Bedroom,
Bathroom/WC, Access to yard –
£300pcm

First Floor

Flat 3 Lounge, Kitchen, Bedroom
with ensuite shower room/WC –
£430pcm

Flat 4 Lounge/Bedroom/Kitchen,
Bathroom/WC – £325pcm

Second Floor

Flat 5 Hall, Open Plan Lounge/
Kitchen, Bedroom, Shower room/
WC – £475pcm

Outside

Rear Yard