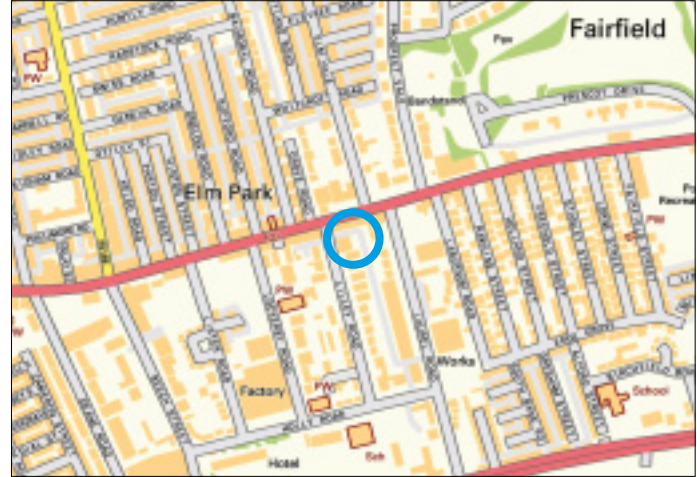




- **2 self contained flats**
- **Double glazing with central heating**
- **Potential income of £9,000 per annum**

Description A three storey middle terrace property which has been converted to provide two self contained flats (1x1 and 1x2 bed) accessed via two separate front entrances. The first floor flat is currently let by way of an Assured Shorthold Tenancy producing £4800.00 per annum. The property benefits from double glazing and central heating. The potential annual rental income when fully let is in excess of £9000.00.



Not to scale. For identification purposes only

Situated Fronting Prescott Road at it's junction with Laurel Road in a popular and well established residential location within close proximity to local amenities, Schooling, Newsham Park and approximately 3 miles from Liverpool City Centre.

Ground Floor Flat 94 - Hall,

Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 94a - Hall, Kitchen, Lounge, Shower/WC.

94a **Second Floor** 2 Bedrooms.

Outside Yard to the rear.