

LOT

63

12 Suburban Road, Liverpool L6 0BP

*GUIDE PRICE £45,000–£50,000



- **Two self contained one bedroomed flats**

Description A vacant middle terraced property converted to provide two one-bedroomed self-contained flats. The property is in need of modernisation and benefits from electric heating. The potential income when fully let being in excess of £9000 per annum.

Situated Just off Townsend Lane in a popular residential location close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main entrance hallway

Flat 1 Living Room, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 2 Living Room,

Kitchen, Bedroom, Shower Room/WC

Outside Yard to the rear.

EPC Rating Ground Floor Flat
– **F First Floor Flat** – D