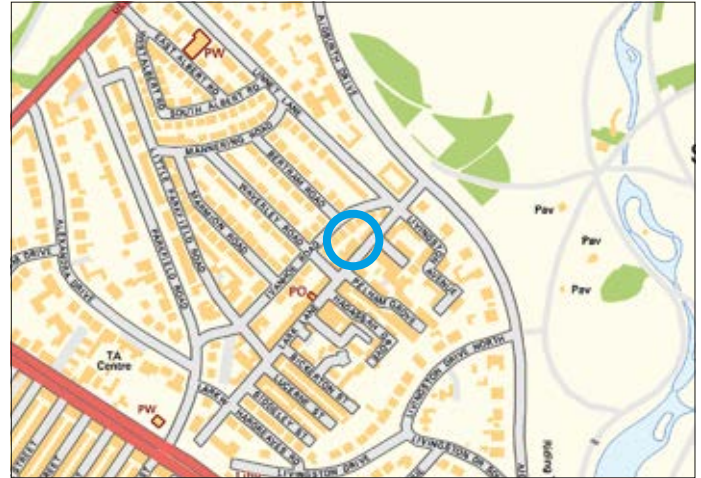


LOT  
**72**

# 5 Ivanhoe Road, Aigburth, Liverpool L17 8XE

**\*GUIDE PRICE £325,000+**



Not to scale. For identification purposes only

- **Three storey double fronted semi-detached property converted to provide five self-contained flats producing £23,982 per annum**

**Description** A three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bed and one three-bed). The property is currently fully let producing £23,982.00 per annum. The property benefits from central heating, gardens and secure intercom system. Flat B is subject to a Regulated Tenancy.

**Situated** Between Parkfield

Road and Lark Lane in a popular

and well established residential location within walking distance to Lark Lane amenities and Sefton Park.

**Ground Floor** Main Entrance Hallway,  
**Flat A** (accessed via side entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom.  
**Flat B** Hall, Lounge, Kitchen, Bedroom, Bathroom.

**First Floor Flat C** Hall, Lounge, Kitchen, Bedroom, Bathroom.  
**Flat D** Hall, Lounge, Kitchen, Bedroom, Bathroom.

**Second Floor Flat E** Hall, Lounge, Kitchen, Bathroom, 3 Bedrooms.

**Outside** Front & Rear Gardens.

**EPC Rating** E