

LOT
75

13 Mannering Road, Liverpool L17 8TP

*GUIDE PRICE £215,000+



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Not to scale. For identification purposes only

- **A semi-detached property which has been converted to provide two self-contained flats. Benefits from central heating. Total annual rental income £14,640.00pa.**

Description A semi-detached property which has been converted to provide two self-contained flats (one two-bedroom and one three-bedroom) which are both currently let by way of Assured Shorthold Tenancies producing £13,200.00 per annum. The property benefits from central heating. There are also three garages included in the sale which are known as 1, 2 and 3 Marmion Road which are also let producing £1,440.00 per annum. Total annual rental income £14,640.00 per annum.

Situated Off Linnet Lane which is off Ullet Road (A5089) in a popular and well established residential location within close proximity to Lark Lane amenities and Sefton Park.

Ground Floor Main Entrance Hallway

Flat A Lounge/Diner, Kitchen, two Bedrooms, Bathroom/WC.

First Floor Flat B Lounge/ Diner, Kitchen, three Bedrooms, Bathroom/WC.

Outside Gardens.

EPC Rating D