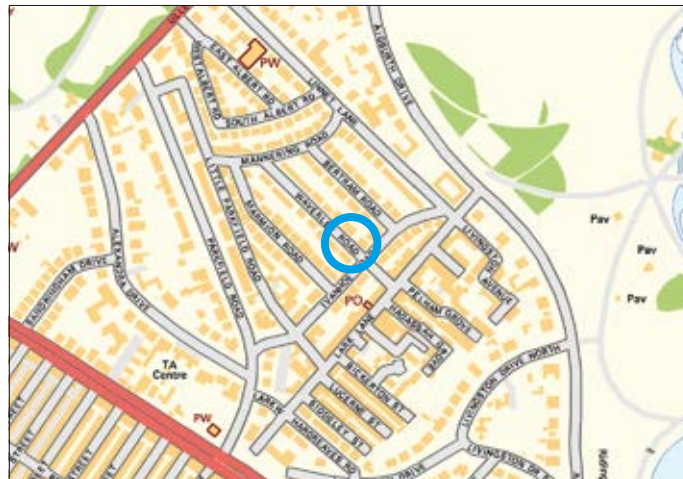


LOT  
**77**

# 19 Waverley Road, Sefton Park, Liverpool L17 8TZ

\*GUIDE PRICE £225,000+



Not to scale. For identification purposes only

- **A double fronted three storey plus basement semi-detached property which has been converted to provide three self-contained flats. Benefits from central heating**

**Description** A double fronted three storey plus basement semi-detached property which has been converted to provide three self-contained flats (one three-bedroom and two two-bedroom) two of which are currently let by way of Assured Shorthold Tenancies producing £13,200 per annum. The property benefits from central heating and gardens.

**Situated** Off Lark Lane in a very popular and well established location within walking distance to Lark Lane amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway, Known as 19 Waverley Road Lounge, Kitchen, three Bedrooms, Bathroom/WC.

**First Floor Flat A** Lounge, Kitchen, three Bedrooms, Bathroom/WC.

**Second Floor Flat B** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Gardens.

**EPC Rating** D