



- **Residential investment producing £13,920. Partial double glazing. Central heating. Shared driveway. Gardens.**

Description A three storey plus basement semi-detached property converted to provide four apartments. Three of the flats are let by way of Assured Shorthold Tenancies at a rental income of £13,920 per annum. One of the flats is currently vacant. The potential income when fully let being in excess of £19,320 per annum. The property benefits from central heating, partial double glazing, intercom system, shared front driveway with garage and rear garden.

Situated Off Sefton Park Road in a popular and well established residential location within close proximity to local amenities, schooling and Sefton Park.

Note Please note that we have not inspected all of the property internally.

Ground Floor Main entrance hallway

Flat 1 Hall, Living room, Bedroom, Kitchen, Bathroom/WC

First Floor Flat 2 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

Second Floor Flat 3 Hall, Living room, Bedroom, Kitchen, Bathroom/WC

Flat 4 Hall, Living room, Bedroom, Kitchen, Bathroom/WC

Outside Front Driveway, Garage, Communal rear garden.



Not to scale. For identification purposes only