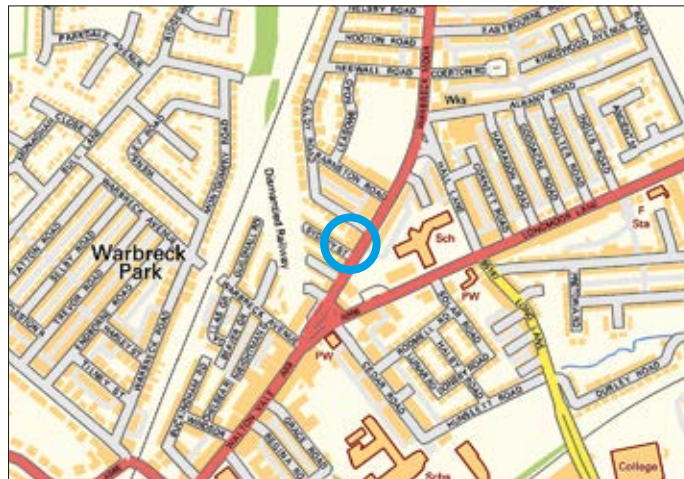


LOT

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## 31-37 Warbreck Moor, Liverpool L9 4RW

\*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Six self contained flats (three two-bed and three one-bed) arranged over first and second floors above a retail unit.**

**Description** The property comprises six self contained flats (three two-bed and three one-bed) arranged over first and second floors above a retail unit and being sold by way of a long leasehold at a peppercorn ground rent. Following refurbishment and when fully let the potential rental income is in excess of £30,000 per annum.

**Situated** Warbreck Moor is an established parade in the heart of Aintree within close proximity to Aintree Race Course. Transport links are provided by Aintree Rail Station.

**Ground Floor** Not included in the sale

**First Floor Flat 1** Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Flat 2** Lounge, Kitchen, two Bedrooms, Bathroom/WC  
**Flat 3** Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Second Floor Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC

**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC

**Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Access to the flats