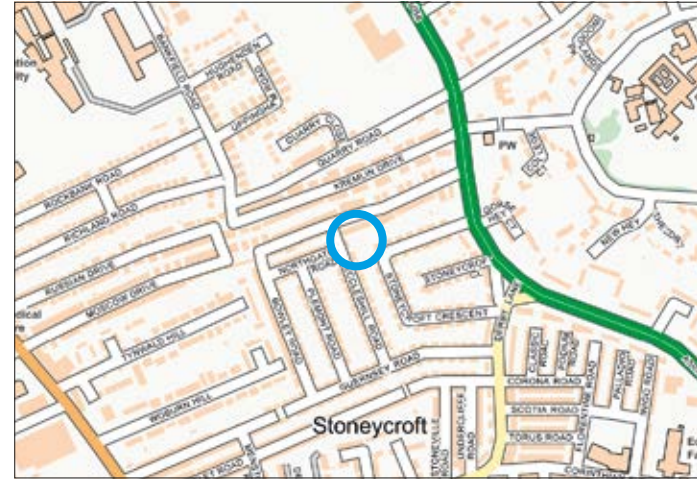


LOT  
**72**

# 122 Moscow Drive, Liverpool L13 7DL

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Three storey terraced property converted into two self contained flats. Part let producing £5,940 per annum. Partial double glazing. Central heating.**

**Description** A three storey terraced property converted to provide two self-contained flats (one four-bed duplex and one two-bedroomed). The first floor flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum. When fully let the potential rental income is in excess of £10,740 per annum. The property benefits from partial double glazing and central heating.

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway.

**Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

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

**Second Floor** Two further Bedrooms.

**Outside** Large Rear Yard.