

LOT
96

31 Botanic Road, Liverpool L7 5PX

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Three storey middle terraced property converted to provide three self-contained flats.**

Description A three storey middle terraced property converted to provide three self-contained flats (two two-bedroomed and one one-bedroomed). The property benefits from double glazing and storage heating. The property is currently fully let until June 2018 producing a rental income of approximately £11,280 per annum.

Situated Off Edge Lane in a popular and well established residential location overlooking Botanic Gardens, within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Main Entrance hallway

Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

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

Second Floor Flat 3 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Outside Yard to the rear.