



Not to scale. For identification purposes only

- **A 3 bed modern detached property with potential income of £17,680 per annum. Double glazing. Central heating. Garage/workshop.**

Description A modern three storey 3 bed roomed detached mews property benefiting from double glazing, integrated garage/workshop, central heating, Juliet balconies, 3 bathrooms and secure gated access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum. There is also potential to use the workshop as a further letting room.

Situated Off Princes Road which in turn is off Upper Parliament Street with direct access to the Georgian Quarter and within close proximity to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool City Centre.

Ground Floor Hall, 1 Letting Room, Shower Room

First Floor Lounge with Juliet Balcony, Kitchen/Diner, WC

Second Floor Bedroom with Juliet Balcony and En-suite Shower Room/WC, Bathroom/WC, Second Bedroom.

Outside Garage/workshop with Electric Door, off road parking