

LOT
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109 Oakfield Road, Walton, Liverpool L4 0UE
***GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

- **A middle terrace property converted to provide two self contained flats.**

Description A three storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bed and 1 x 3 bed). The property benefits from double glazing and central heating and following modernisation would be suitable for investment purposes with a potential income of approximately £11,000 per annum.

Situated Fronting Oakfield Road between Walton Breck Road and Breck Road within close proximity to local amenities, Liverpool Football Club, Stanley Park and within boundary of 260m regeneration plan. Approximately 3 miles from Liverpool City Centre.

Basement Not inspected.

Ground Floor Main Entrance Hallway. **Flat 1** – Hall, Lounge, Bedrooms, Kitchen/Diner, Shower/WC.

First Floor Flat 2 – Lounge, Kitchen/Diner, Bedroom.

Second Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.