

LOT  
**20**

# Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX

\*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **Residential investment producing £16,200pa. Double glazing. Central heating. Intercom system. Rear garden.**

**Description** Residential investment opportunity currently producing a rental income of approximately £16,200pa. The property comprises a double fronted three storey semi-detached converted to provide three two-bedroomed self-contained flats. The property benefits from double glazing, central heating, secure intercom system and a rear garden. All of the flats are fully let by way of Assured Shorthold Tenancies.

**Situated** Off West Derby Road within close proximity

to Tuebrook amenities, Schooling, Newsham Park and

approximately 1.5 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway

**Flat 3** Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC

**First Floor**

**Flat 2** Lounge, Kitchen, two bedrooms, Bathroom/WC

**Second Floor**

**Flat 1** Hall, Lounge, Kitchen, two bedrooms (one with En-suite Shower Room/WC), Bathroom/WC

**Outside** Garden to the rear

**Joint Agent**

Entwistle Green

