



Not to scale. For identification purposes only

- **Part-let residential investment producing £7,540.00 per annum. Double glazing. Electric heating. Potential rental income £12,040pa.**

**Description** A three storey middle terraced property which has been converted to provide three self contained flats (2 x 1 bedroom and 1 x studio). Two of the flats are currently let by way of Assured Shorthold Tenancies producing £7,540.00 per annum. The top flat is vacant and in need of modernisation. When fully let the property has a potential rental income of approximately £12,040.00 per annum. The property benefits from double glazing and electric heating.

**Situated** Fronting Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway.

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

**First Floor Flat 2** Lounge/Bedroom, Breakfast/Kitchen, Bathroom/WC.

**Second Floor Flat 3** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Yard to the rear.