

LOT

48

15 Botanic Road, Liverpool L7 5PX

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **A three storey mid terrace converted to three self contained flats. Central heating.**

Description A three storey middle terraced property converted to provide three self contained flats (2 x 1 bed flats and 1 x 2 bed). The property benefits from central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes. The potential rental income is approximately £18,000pa. Alternatively the property could be converted to provide an HMO Investment opportunity, subject to any consents.

Situated Fronting Botanic Road overlooking Wavertree Botanic Gardens in a popular residential location close to local amenities and approximately 2 miles from Liverpool city centre.

Basement Cellar Not inspected.
Ground Floor Main Entrance, Vestibule, Hallway.
Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC.

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

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

Outside Yard to the rear.

Joint Agent
 Entwistle Green

