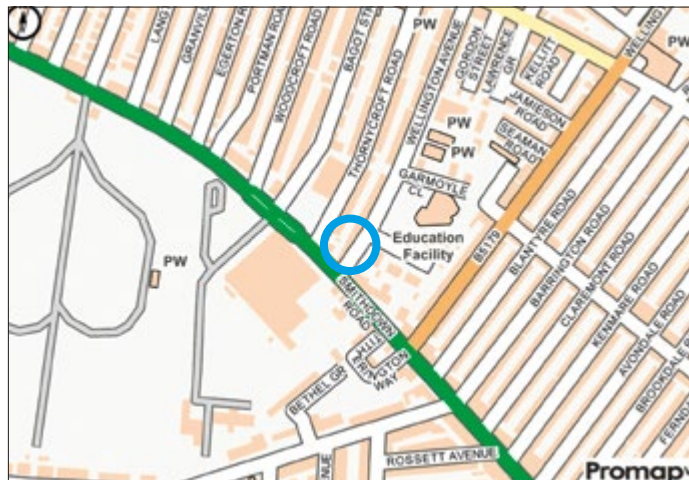




- **Part-let residential investment currently producing £5,040pa, with a potential annual rental income in excess of £10,000. Double glazing and central heating.**

Description A three storey end of terrace property converted to provide 1 × 2 and 1 × 1 bedroomed self-contained flats benefitting from double glazing and central heating. One of the flats is currently let on an Assured Shorthold Tenancy producing £5040.00. The potential annual rental income being in excess of £10,000.



Not to scale. For identification purposes only

Situated Off Smithdown Road at its junction with Gainsborough Road in a very popular residential location approximately 2 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway
Flat 1 Hall, Lounge, Kitchen, Bathroom/WC, one Bedroom.

First Floor Flat 2 Hall, Kitchen/ Diner, Living Room, Bathroom/ WC.

Second Floor Two Bedrooms.

Outside Yard to the rear.