

LOT
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32 Granville Road, Wavertree, Liverpool L15 2HR
***GUIDE PRICE £100,000+**



Not to scale. For identification purposes only

- **Residential investment producing a rental of £11,280 per annum. Double glazing. Central heating. Security alarm. Smoke detectors.**

Description A three bedroomed middle terraced property benefiting from double glazing, central heating, security alarm and smoke detectors. The property is currently let to three individuals at a rental of £11,280 per annum to include bills and is in good condition throughout with replacement windows and recently fitted kitchen. There is potential to let to four individuals which would increase the annual income to in excess of £15,040.

Situated Off Smithdown Road in a popular and well established residential location close to local amenities, schooling, universities and approximately 3 miles from Liverpool city centre.

Outside Rear Yard

Ground Floor Hall, Lounge, Letting Room, Kitchen

First Floor Bathroom/WC, three Letting Rooms