



- **6 newly converted 1 bedroomed self contained flats. Double glazing, electric heating. Potential rental income £36,000 p/a**

Description A double fronted three storey middle terraced property which has been converted to provide 6 x 1 bedroomed self-contained flats. The property has recently been fully refurbished and benefits from newly fitted double glazing, electric heating, new kitchen's and bathrooms and new carpeting throughout. The flats would be suitable for investment purposes with a potential rental income of approximately £36,000 per annum.

Situated
Fronting Derby Lane just off Queens Drive (A5058) within the Old Swan District of Liverpool and within easy access to local amenities, approximately 3 miles from Liverpool City Centre.

Ground Floor
Main Entrance Hallway:

Flat 1 - Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

Flat 2 - Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

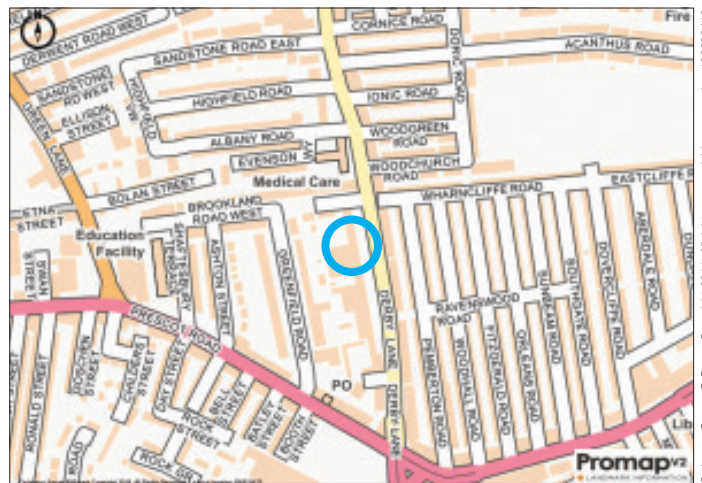
First Floor
Flat 3 - Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

Flat 4 - Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

Second Floor
Flat 5 - Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

Flat 6 - Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

Outside
Yard to rear. Driveway to front forecourt for 5/6 cars.



Not to scale. For identification purposes only