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- **Part let residential investment producing £5400 pa. Double glazing. Central heating. Potential income over £15,000pa.**

Description A part let residential investment opportunity currently producing £5,400 per annum with potential to achieve in excess of £15,000 per annum. A two storey semi-detached property converted to provide 2 x 2 bedroomed and 1 x 3 bed roomed self-contained flats benefiting from double glazing and central heating and each accessed via separate entrances. Flat 1 is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. Flats 2 & 3 are suitable for immediate let. Planning permission has previously been approved for a 4th floor flat to be added to the flat roof, however this has now lapsed.

Situated Fronting Mill Street in a popular residential location with close proximity to local amenities, schooling and transport links. Approximately 2 miles from Liverpool City Centre.

Cellar 3 Rooms.

Ground Floor Flat 1 Hall, 2 Bedrooms, Lounge, Kitchen, Bathroom/W.C. **Flat 3** Hall,

Open plan Lounge/Kitchen, 2 Bedrooms one with En-suite Shower Room/wc, Bathroom/W.C.,

First Floor Flat 2 Lounge, Kitchen/Diner, 3 Bedrooms, Bathroom/WC.