

LOT  
80

150 Falkland Road, Wallasey, Merseyside CH44 8ER

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

- Three storey detached providing 3x2 bed flats
- Part let currently producing £9,900pa • Double glazing, central heating.

A substantial three storey dormer style detached property which has been converted to provide 3 x 2 bed roomed self-contained flats. The property benefits from double glazing, central heating, gardens and off road parking for several cars. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £9,900 per annum. The ground floor flat is vacant and requires a scheme of refurbishment works. When fully let the potential rental income is approximately £16,000 per annum.

**Situated** Off Liscard Road (A551) in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway. **Flat 1** – Hall, Lounge, 2 Bedrooms, Bathroom/w.c, Kitchen

**First Floor** **Flat 2** – Hall,

Lounge, 2 Bedrooms, Bathroom/w.c, Kitchen

**Second Floor** **Flat 3** – Hall, Lounge, 2 Bedrooms, Bathroom/w.c, Kitchen

**Outside** Driveway. Yard to rear

