



- Part let residential investment producing £16,200 per annum
- Potential income when fully let £40,000 per annum

A substantial double fronted three storey plus basement semi detached house which has been converted to provide six x two bedroomed self contained flats. The property benefits from electric heating, front and rear gardens and off road parking to the rear. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £16,200pa. Once fully let the potential rental income would be approximately £40,000pa.

Situated Off Crosby Road South in a very popular and well established residential location within close proximity to Waterloo and Crosby shopping amenities, schooling, Crosby Beach & Marina and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway.

Flat 1 Lounge/Kitchen, three Bedrooms (two Bedrooms on Lower Ground Floor), Bathroom/WC.

Flat 2 Lounge/Kitchen, two Bedrooms, Bathroom/WC,

Private Terrace on Lower Ground Floor.

First Floor Flat 3 Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Flat 4 Open Plan Lounge/Kitchen, Bedroom, Boxroom, Shower/WC.

Second Floor Flat 5 Kitchen, Lounge, Bedroom, Boxroom, Bathroom/WC.

Flat 6 Open Plan Lounge/Kitchen, Bedroom, Boxroom, Bathroom/WC.

Outside Gardens front and



rear. Rear Driveway shared with number 4.