

LOT  
49

11 Station Road, Rainhill, Prescot, Merseyside L34 5SN

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £14,040 per annum • Double glazing
- Central heating

A three storey plus lower ground floor middle terraced house converted to provide three × 1 bedroom self-contained flats benefiting from double glazing and electric heating. The flats are all currently let by way of Assured Shorthold Tenancies producing a total income of £14,040 per annum.

**Situated** Off Kemble Street in a popular and well established residential location within walking distance to local amenities, Cables Retail Park and transport links. Approximately 12 miles from Liverpool city centre.

**First Floor Flat 3** Lounge, Kitchen, Study, Shower Room/WC Stairs to Bedroom

**Outside** Yard to the rear

**Lower Ground Floor Flat 1**  
Living Room, Bedroom, Kitchen, Shower Room/WC

**Ground Floor** Main Entrance Hallway **Flat 2** Hall, Lounge, Bedroom, Kitchen, Shower Room/WC

