



- Two self-contained flats • Part let producing £6,480.00 per annum • Electric heating • Double glazing • Off road parking • Front garden with off road parking • Large L-shaped garden to the rear

A three storey semi-detached property converted to provide two self-contained flats (one x one bed and one x two bed) benefiting from electric heating, double glazing, off road parking, front garden with off road parking and large L shaped garden to the rear. The first floor flat is currently let by way of an Assured Shorthold Tenancy agreement producing £6,480.00 per annum. The ground floor flat is vacant and suitable for immediate letting. The potential rental income when fully let is approximately £13,000 per annum. There is potential to extend the property to the rear or to erect a granny flat etc, subject to any necessary planning consents.

**Situated** Off Park Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway. **Flat 1** Lounge, Kitchen, Dining Room, Bedroom, Shower Room, Separate WC

**First Floor** Flat 2 Landing, Kitchen, two Bedrooms, Bathroom/WC with walk-in-shower.

**Second Floor** Flat 2 Lounge.

**Outside** Front Garden and Driveway. Large Rear L Shaped Garden

