

LOT
84

140 St. Marys Road, Garston, Liverpool L19 2JJ

GUIDE PRICE **£95,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental of £13,320 per annum
- Double glazing
- Central heating

A three storey middle terraced property converted to provide three × one bed roomed self-contained flats. All of the flats are currently let by way of an Assured Shorthold Tenancies producing £13,320 per annum. The property benefits from double glazing and central heating.

Situated Fronting St Marys Road on the corner of Wainwright Grove opposite the new Asda and providing easy access to Garston Village amenities and approximately 5 miles from Liverpool city centre.

Cellar Not inspected.

Ground Floor Main entrance hallway **Flat 1** Lounge, Bathroom/WC, Bedroom, Kitchen.

First Floor **Flat 2** Lounge, Bedroom, Bathroom/WC, Kitchen.

Second Floor **Flat 3** Lounge, Bedroom, Bathroom/WC, Kitchen.

Outside Yard to the rear.

EPC Rating **Flat 1** D. **Flat 2** C. **Flat 3** C

Note The photographs are taken before Flat 3 was let a couple of years ago.

