

LOT
97

59 Botanic Road, Liverpool L7 5PX

GUIDE PRICE **£175,000+***

RESIDENTIAL INVESTMENT

- A residential investment currently producing £14,400 per annum
- Double glazing
- Central heating

A substantial three storey plus basement middle terraced property converted to provide three × one bedroomed self-contained flats benefiting from double glazing, central heating and a rear garden. The property is fully let by way of Assured Shorthold tenancies producing £14,400 per annum. There is potential to convert both the basement and attic to provide further accommodation subject to obtaining the necessary consents.

Situated Fronting Botanic Road overlooking Wavertree Botanic Gardens in a popular residential location close to local amenities, Universities and transport links. Approximately 2 miles from Liverpool city centre.

Basement Two Rooms.

Ground Floor Main Entrance Hallway **Flat 1** Open plan Lounge (3.89m × 3.76m) Kitchen (2.35m × 2.28m) Bedroom

(3.53m × 3.40m) with En-suite shower room.

First Floor **Flat 2** Hall, Lounge (4.18m × 3.36m) Kitchen (4.16m × 1.98m) Bedroom (3.44m × 3.02m) Walk in Wardrobe (1.90m × 1.64m) Bathroom/WC.

Second Floor **Flat 3** Hall, Lounge (4.20m × 3.52m) Kitchen (4.32m × 1.99m) Bedroom (3.48m × 2.86m) Bathroom/WC.



Attic Space Not Inspected.

Outside Rear Garden.

Note Please note Sutton Kersh have not inspected the full property, the layout details and room measurements have been provided by the vendor.

