



- Three self-contained flats producing £17,640 per annum
- Central heating
- Good condition

A substantial three storey end of terrace property converted to provide three self-contained flats (two × two bed roomed self-contained flats and one × studio flat) benefiting from double glazing and central heating. The property has been refurbished to a high standard throughout to include plastic boxed sash windows, solid oak floors, marble bathrooms and porcelain floors and walls to the kitchens. The property is fully let by way of Assured Shorthold tenancies producing £17,640 per annum. Alternatively the property could be converted to provide a 10 bed HMO investment opportunity subject to any consents. If converted and when fully let the potential rental income is approximately £44,000 per annum.

Situated Off Prescott Road (A57) in a very popular and well established residential location in a Conservation Area and within close proximity of local amenities, schooling, Newsham Park and Liverpool city centre is approximately 3 miles away.

Ground Floor Main Entrance Hallway. **Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

First Floor Flat 2 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Second Floor Studio Open plan Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside Yard to the rear

Note Please note Sutton Kersh have not inspected the property and all details have been provided by the vendor.

