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## Flat 1 & 2, 6 Amphyll Road, Liverpool L17 9QW

GUIDE PRICE **£200,000+**\*

RESIDENTIAL INVESTMENT

- Two self-contained flats producing £12,900.00 per annum
- Double glazing
- Central heating

A middle terraced property converted to provide two self-contained flats (one × two bedroom and one × three bedroom). Both flats are let producing approximately £12,900.00 per annum. The property benefits from double glazing and central heating. Alternatively once vacant the property could be converted to provide to a good sized four bedroom family home, subject to any consents.

**Situated** Off Aigburth Road in a very popular location close to local amenities, Aigburth Vale Shopping, schooling, Lark Lane, Sefton Park and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway.

**Flat 1** Hallway, Lounge, Kitchen, two bedrooms, Bathroom/WC,

**First Floor Flat 2** Landing, Lounge, Kitchen, two bedrooms, Bathroom/WC. Stairs to one further bedroom.

**Outside** Yard to the rear.

