

LOT
39

63/63a Rice Lane, Liverpool L9 1AD

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three storey mid terraced property converted to provide 2 self-contained flats (one × one bed and one × two bed) benefitting from electric heating. Flat 63 is in good order throughout and would be suitable for immediate investment purposes. Flat 63a is in need of refurbishment and once completed would also be suitable for investment purposes. When fully let the potential rental income is approximately £12,000 per annum. Alternatively the ground floor could be converted to provide a retail unit subject to any consents.

Situated

Fronting Rice Lane (A59) on the corner of Eskdale Road a popular location close to all local amenities, Walton Vale, Orrell Park train station, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Main entrance hallway.

Flat 63a Lounge, Bedroom,
Shower/WC, Kitchen.

First Floor

Flat 63 Lounge, Kitchen/Diner,
Bathroom,WC

Second Floor

Two Bedrooms.

Outside

Yard to rear.

