

LOT  
**47**

**37 Halkyn Avenue, Aigburth, Liverpool L17 2AH**

**GUIDE PRICE £350,000+\***

RESIDENTIAL INVESTMENT

### Description

A double fronted middle terraced house converted to provide five × one bedroomed self-contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £29,100 per annum. The flats are in good condition and benefit from partial double glazing and central heating.

### Situated

Directly off Ullet Road in the desirable and leafy suburb of Sefton Park within walking distance to local shops, restaurants, tourist attractions, Sefton Park and in an excellent school catchment area. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Kitchen, Bedroom,  
Lounge, Shower/WC.

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

### First Floor

**Flat 3** Lounge, Shower room/  
WC, Kitchen, Bedroom.

**Flat 4** Hall, Lounge, Bedroom,  
Shower room/WC, Kitchen.

### Second Floor

**Flat 5** Open Plan Lounge/  
Kitchen, Shower room/WC,  
Bedroom.

### Outside

Rear Yard.

### EPC Rating

Flats 1-4 – C. Flat 5 – B.

