

LOT
53

32 Hartington Road, West Derby, Liverpool L12 8QW

GUIDE PRICE **£300,000+***

RESIDENTIAL INVESTMENT

Description

A substantial semi-detached property converted to provide two × one bedroomed flats and three × studios benefiting from double glazing and central heating. The property is fully let by way of Assured Shorthold Tenancies producing £24,000 per annum.

Situated

Between Eaton Road and Town Row in a very popular and well-established residential location within close proximity to West Derby Village, local schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 1A Lounge/Kitchen/Bedroom, Shower room/WC

First Floor

Flat 2 Lounge/Bedroom, Kitchen, Shower room/WC

Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC

Second Floor

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

Outside

Rear Garden.

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

EPC Rating

Flat 1 TBC. **Flat 1a** F. **Flat 2** F.

Flat 3 E. **Flat 4** E.

Council Tax Band

Flat 1 A. **Flat 1a** A. **Flat 2** A. **Flat 3** A. **Flat 4** A.

