

LOT  
**61**

ON BEHALF OF THE RECEIVERS

Flat 1 & 2, 24 Osborne Road, Tuebrook, Liverpool L13 8AT

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

### Description

A three storey semi-detached house comprising three × self-contained flats. Flat 1 has 1 bedroom and Flat 2 has two bedrooms. Please note that Flat 3 is not included in the sale. The property benefits from partial double glazing, gardens to the front and rear and a driveway and is in need of a complete upgrade and refurbishment scheme. Once upgraded both flats would be suitable for investment purposes with a potential total rental income of approximately £11,400 per annum.

### Situated

Off West Derby Road within close proximity to local amenities, schooling, Liverpool Football Club and Newsham Park. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall

**Flat 1** Hall, Living Room/  
Kitchen, Bedroom, Shower  
Room/WC

### First Floor

**Flat 2** Hall, Living Room,  
Kitchen, Bathroom/WC, Two  
Bedrooms

### Second Floor

**Flat 3** NOT INCLUDED IN THE  
SALE.

### Outside

Gardens to the front and rear,  
driveway.

### Council Tax Band

A

### EPC Rating

TBC

