

LOT  
**108**

## Flats A-C, 185 Warbreck Moor, Liverpool L9 4RR

GUIDE PRICE **£155,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey end terraced property converted to provide 3 flats (1 x 2 bed and 2 x 1 bed). The property benefits from double glazing and central heating. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £9,840 per annum. When fully let the potential income being in excess of £15,780.

### Situated

Fronting Warbreck Moor in a popular and well established residential location close to local amenities and transport links.

### Ground Floor

Main entrance hallway.

**Flat A**- Lounge, Kitchen, Bedroom, Bathroom/W.C.

### First Floor

**Flat B** - Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

### Second Floor

**Flat C** - Lounge, Kitchen, Bedroom, Bathroom/W.C.

### Outside

Communal yard.

### Note

Sutton Kersh have not internally inspected the property, all information has been provided by the vendor.

### EPC Rating

Flat A - D Flat B - TBC Flat C - C

### Council Tax Band

A

