

LOT  
**93**

75 Allerton Road, Woolton, Liverpool L25 7RF

GUIDE PRICE **£225,000+**\*

MIXED USE

### Description

A substantial three storey property comprising a ground floor warehouse together with two self-contained flats to the first and second floors (one × two bed roomed flat and one × one bed roomed flat) accessed via a separate side entrance. The property is good condition benefitting from partial double glazing and central heating. The property is suitable for investment purposes with a potential rental income of approximately £30,000 per annum.

### Situated

Fronting Allerton Road in a popular and well established residential location, close to local amenities, Tesco Store, a stone's throw from Woolton Village amenities, schooling and approximately 6 miles from Liverpool city centre.

### Ground Floor (75)

Warehouse One room, WC.

### EPC Rating

75 TBC. 75A D. 75B D

### First Floor (75A)

Flat A Hall, Kitchen, Lounge, two Bedrooms, Bathroom/WC.

### Second Floor (75B)

Flat B Lounge, Bedroom, Kitchen, Bathroom/WC.

### Outside

Shared Yard to the rear.

