



### Description

A vacant substantial four storey semi detached property sat on a good sized plot and converted to provide 6 self contained flats (2x2 bed and 4x1 bed). The property benefits from gardens to the front and rear, with development potential to the rear, subject to any necessary consents. All 6 flats are under the same title. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes or resale. When fully let the potential rental income is approximately £49,000 per annum.

### Situated

Between Kensington High Street and Edge Lane in a popular and well established residential location within easy reach of local amenities, schooling and transport links being one of the main arteries into Liverpool City Centre, approximately 2 miles away.

### Ground Floor

Porch Entrance Hallway  
Basement - **Flat 1** - Two Bedrooms, Lounge/Kitchen, Shower Room/WC  
**Flat 2** - Open Plan Lounge/ Kitchen, Two Bedrooms, Shower/ WC

### First Floor

**Flat 3** - Open Plan Lounge/ Kitchen, Bedroom, Shower/WC  
**Flat 4** - Open Plan Lounge/ Kitchen, Bedroom, Shower/WC

### Second Floor

**Flat 5** - Open Plan Lounge/ Kitchen, Bedroom, Shower/WC  
**Flat 6** - Open Plan Lounge/ Kitchen, Bedroom with walk in wardrobe, Shower/WC

### Outside

Gardens to the front and rear.

### EPC Rating

**Flat 1 E. Flat 2 D. Flat 3 D. Flat 4**  
TBA. **Flat 5 D. Flat 6 D**

### Council Tax Bands

A