

LOT  
**30**

16 Heswall Road, Liverpool L9 4SE

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A semi-detached property converted to provide two self-contained flats (one × one bedroom and one × two bedroom) benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancies at a rental of £9,480 per annum.

### Situated

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

### Ground Floor

Main entrance hallway  
**Flat 16A** Lounge, Kitchen,  
Bedroom, Bathroom/WC.

### First Floor

**Flat 16B** Lounge, Kitchen, two  
Bedrooms, Bathroom/WC.

### Outside

Communal garden.

### Council Tax Band

A

### EPC Rating

Flat A D. Flat B C

