

LOT  
**36**

## Flats 1 & 2, 369 Westminster Road, Liverpool L4 3TF

GUIDE PRICE **£67,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey middle terraced property converted to comprise two self-contained and separately accessed flats, one × one bedroomed and one × two bedroomed. The property benefits from double glazing and central heating. Both flats are currently let by way of Assured Shorthold Tenancies producing a total rental income of £13,800 per annum.

### Situated

Fronting Westminster Road in an established residential location within close proximity to local amenities, Liverpool and Everton Football Club, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

**Flat 369** Living Room, Kitchen, Bedroom, Bathroom/WC, Cloakroom with an additional WC – please note that Sutton Kersh have not inspected this flat and details have been provided by the vendor

**Flat 369a** (access at the rear of the property) Entrance Hall

### First Floor

**Flat 369a** Open Plan Living Room/Kitchen, Bathroom/WC

### Second Floor

**Flat 369a** Two Bedrooms

### Outside

Small rear yard with street access.

### EPC Rating

**Flat 369 C. Flat 369a D.**

### Council Tax Band

A

