

LOT  
**53**

65 Sheil Road, Liverpool L6 3AD

GUIDE PRICE **£90,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey mid terraced property converted to provide two self-contained flats (one × one bed and one × three bed). The property benefits from double glazing and central heating to ground floor flat. The ground floor one bed flat is let producing a rental income of £4,416 per annum. When fully let the potential rental income would be in excess of £12,000 per annum.

### Situated

Fronting Sheil Road (B5188) in a popular and well established residential location close to local amenities, Newham Park, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Main entrance hallway

**Flat 1** Hall, Lounge, Bedroom,  
Kitchen, Bathroom/WC (central  
heating)

### First Floor

**Flat 2** Kitchen/Breakfast,  
Bathroom/WC, Lounge,  
Bedroom (electric heating)

### Second Floor

Two Further Bedrooms

### Outside

Yard to rear.

### EPC Rating

**Flat 1 E. Flat 2 D**

### Council Tax Band

**A**

