



The property comprises a three storey plus cellar semi-detached house converted into five self contained flats (four one-bedroom, one two-bedroom). Flats 1 and 4 benefit from central heating. The premises are in need of repair and modernisation. The current gross annual income is £12,600.

Situated

The property is situated within an established residential area. Bentley Road runs directly off Croxteth Road and runs through to Sefton Park Road approximately 1 mile from Liverpool city centre.

Cellar

Two Storage compartments

Ground Floor

Communal Entrance hall, with staircase.

Flat 1 Entrance hall, front living room, kitchen, bedroom and bathroom/WC. Vacant

Flat 2 Entrance hall, living room, kitchen, bedroom and bathroom/WC

Occupied. Lease Term 30/07/2012. £300pcm

First Floor

Flat 3 Entrance hall, living room, kitchen, bedroom, bathroom/WC

Occupied. Lease Term 02/05/2012. £200pcm

Flat 4 Entrance hall, living room, kitchen, bedroom, bathroom/WC

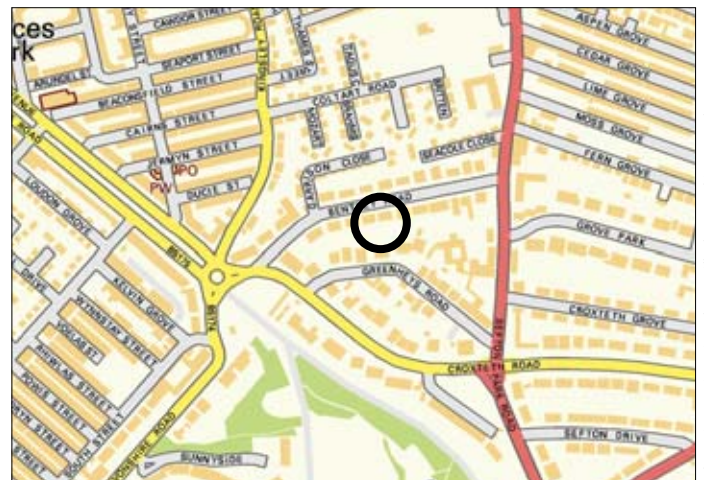
Occupied. Lease Term 18/01/2013. 250pcm

Second Floor

Flat 5 Hall, living room, kitchen, bedroom one, bedroom two, bathroom/WC Occupied. Lease Term 02/10/2013. £300pcm

Outside

Front and rear garden with driveway to the front.



Not to scale. For identification purposes only

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FLOOR	FLAT NO	ACCOMMODATION	STATUS	LEASE TERM	RENT
Ground Floor	Flat 1	Hall, living room, kitchen bedroom, bathroom/WC	Vacant		N/A
Ground Floor	Flat 2	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	30/07/2012	£300pcm
First Floor	Flat 3	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	02/05/2012	£200pcm
First Floor	Flat 4	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	18/01/2013	£250pcm
Second Floor	Flat 5	Hall, living room, kitchen, bedroom 1, bedroom 2, bathroom/WC	Occupied	02/10/2013	£300pcm