

LOT  
**13**

# 138 Edge Lane, Edge Hill, Liverpool L7 5NA

## RESIDENTIAL INVESTMENT

Guide price **£165,000+**



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Not to scale. For identification purposes only

**A residential investment comprising a three storey plus basement semi detached property currently producing £28,512pa. The premises have been converted to provide five self-contained one-bedroom flats. Each flat is let by way of an Assured Shorthold Tenancy and benefits from central heating and double glazing.**

**Situated**  
Edge Lane is one of the main arterial routes to and from Liverpool city centre which is approx. 2 miles away. The property is located at the

corner of Flaxman Street close to the junction with Holt Road.  
**Ground Floor**  
**Flat 1** Bedroom, kitchen/living

room, bathroom. Let by way of AST producing £396pcm.  
**Flat 2** Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.  
**First Floor**  
**Flat 3** Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.  
**Flat 4** Bedroom, kitchen/living

room, bathroom. Let by way of AST producing £396pcm.  
**Second Floor**  
**Flat 5** Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.  
**Flat 6** Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.  
**Outside** Rear yard.