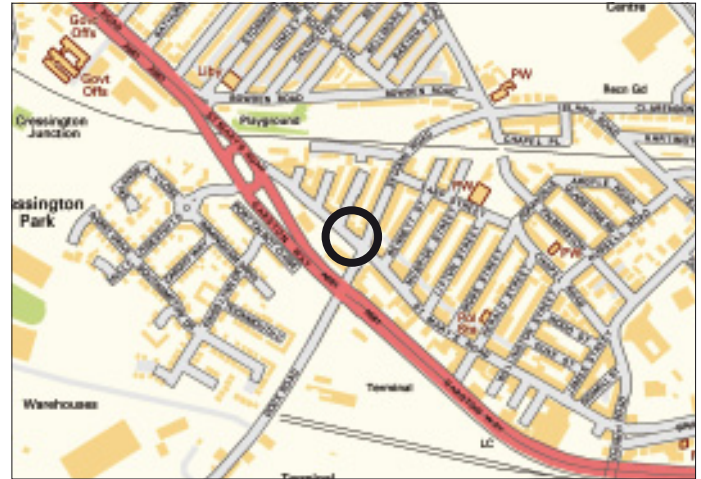


LOT
52

140 St. Marys Road, Garston, Liverpool L19 2JJ

RESIDENTIAL INVESTMENT

Guide price **£90,000 +**



Not to scale. For identification purposes only

A three storey middle terraced property converted to provide 3 x 1 bedroomed self contained flats. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £4,500 per annum. The property is in good order and benefits from double glazing and central heating and all flats are fully furnished. When fully let the potential annual rental income would be in excess of £13,500.

Situated

Fronting St Marys Road on the corner of Wainwright Grove opposite the new Asda and

providing easy access to Garston Village amenities and approximately 5 miles from Liverpool City Centre.

Cellar

Not inspected.

Ground Floor

Main entrance hallway

Flat 1 – Lounge, Bathroom/W.C, Bedroom, Kitchen.

First Floor

Flat 2 – Lounge, Bedroom, Bathroom/W.C, Kitchen.

Second Floor

Flat 3 – Lounge, Bedroom, Bathroom/W.C, Kitchen.

Outside

Yard to the rear.