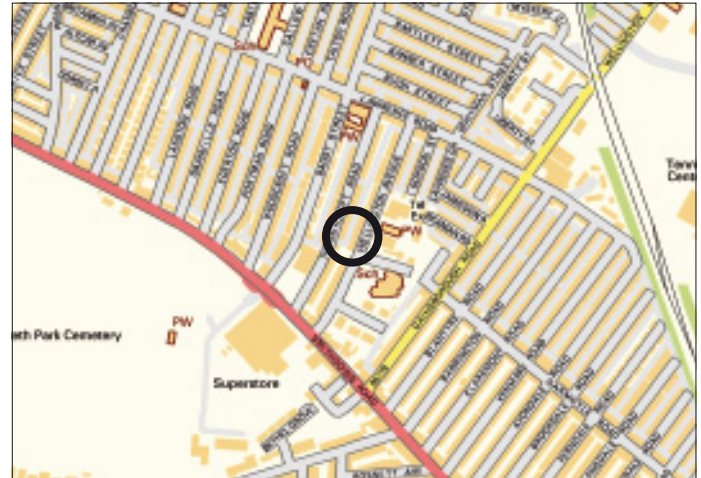


LOT
70

1a Wellington Avenue, Liverpool L15 0EH

RESIDENTIAL INVESTMENT

Guide price **£85,000 +**



Not to scale. For identification purposes only

A three storey end of terrace property converted to provide 1x2 and 1x1 bedroomed self contained flats benefitting from double glazing and central heating. One of the flats are currently let on an Assured Shorthold Tenancy producing £5040.00. The potential annual rental income being in excess of £10,000.

Situated

Off Smithdown Road at its junction with Gainsborough Road in a very popular residential location

approximately 2 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway

Flat 1 – Hall, Lounge, Kitchen, Bathroom/WC, 1 Bedroom.

First Floor

Flat 2 – Hall, Kitchen/Diner, Living Room, Bathroom/WC.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.