

LOT  
**109**

## 38 Grey Road, Liverpool L9 1AY RESIDENTIAL INVESTMENT

**GUIDE PRICE £100,000+**



Not to scale. For identification purposes only

A substantial semi detached property converted to provide 4 x 1 bedroom flats and 2 x bedsits. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £11,940 per annum. The property benefits from double glazing, gardens and parking. The property does require some refurbishment works and when fully let the potential annual rental income is in excess of £22,000. We are advised there is no gas connection to the property at present, and potential purchasers should make their own enquiries.

**Situated** Fronting Grey Road just off Rice Lane (A59) in a popular and well established residential location within close proximity

to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

### Ground Floor

**Flat 1** (Accessed via Rear Entrance): Lounge, Kitchen, Bedroom, Bathroom/WC, Hallway.  
**Flat 2:** Open Plan Lounge/Kitchen, 1 Bedroom, Bathroom/WC.

### First Floor

Half Landing. **Flat 3:** Lounge/Bedroom, Kitchen, Shower/WC.  
**Flat 4:** Lounge, Kitchen, Bedroom, Shower/WC.

### Second Floor

Half Landing **Flat 5:** Lounge/Bedroom, Kitchen, Shower/WC.  
**Flat 6:** Hall, Lounge, Kitchen, Bedroom, Shower/WC.

### Outside

Gardens and Driveway.