

LOT
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195 Warbreck Moor, Liverpool L9 4RR RESIDENTIAL INVESTMENT

GUIDE PRICE £125,000 +



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Not to scale. For identification purposes only

A three storey dormer style semi-detached property converted to provide 4 self-contained flats. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £8,320pa. When fully let the potential rental income being in excess of £16,640pa. The property is in good order throughout and benefits from central heating and secure entry system.

Situated Fronting Warbreck Moor at its junction with Melling Road in an established location within close proximity to Aintree Racecourse and Aintree Railway Station.

Ground Floor Main Entrance Hallway

Flat 1 Lounge, kitchen, bedroom, bathroom/WC

First Floor

Flat 2 Lounge, kitchen, 2 bedrooms, bathroom/WC

Second Floor

Flat 3 Lounge, kitchen, 2 bedrooms, bathroom/WC

Outside Side Entrance

Flat 4 Hall, lounge, kitchen, bedroom, bathroom/WC Yard to the rear.

