

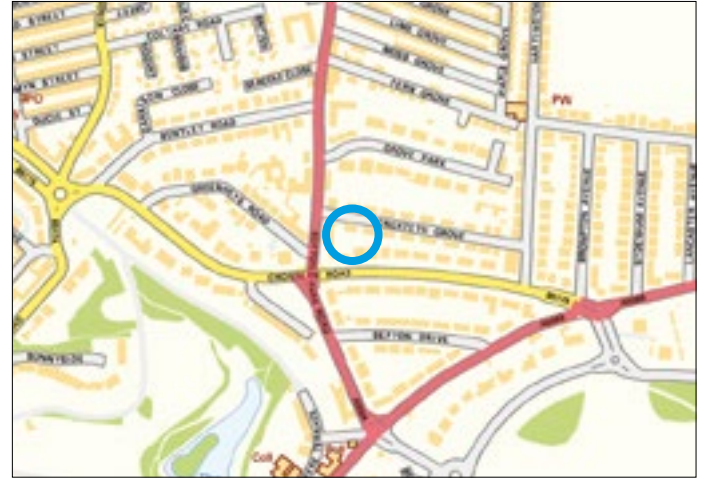
LOT
59

4 Croxteth Grove, Liverpool L8 0RX RESIDENTIAL INVESTMENT

GUIDE PRICE £275,000–£300,000



A substantial three storey double fronted semidetached property providing 10 letting rooms. The property is in good order throughout and benefits from double glazing, central heating and front & rear gardens. At the time of our inspection 9 of the rooms were let however the property will be fully let by September 2014 producing a net income of £32,000 per annum.



Not to scale. For identification purposes only

Situated Between Lodge Lane and Hartington Road in a popular and well established residential location, a short distance to Sefton Park, Princes Park, local amenities and approximately 2.5 miles from Liverpool City Centre.

Cellar Not Inspected.

Ground Floor Vestibule, Hall, Communal Lounge, 2 Letting

Rooms, Shower/WC, Kitchen/Diner, Utility Room.

First Floor 4 Letting Rooms, Shower Room, Separate WC.

Second Floor 4 Letting Rooms, Kitchen, Shower/WC.

Outside Communal Gardens Front & Rear.

EPC Rating F