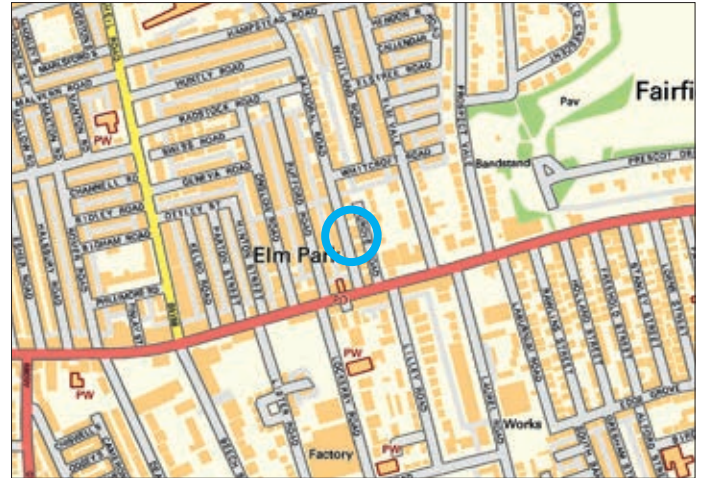


LOT  
**15**

## 14 Balmoral Road, Fairfield, Liverpool L6 8NE VACANT RESIDENTIAL

**GUIDE PRICE £150,000+**



Not to scale. For identification purposes only

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A three storey semi-detached property converted to provide five one- and one two-bedroomed flats. The property benefits from double glazing. There are radiators and pipes in place however there are no boilers. The property would be suitable for investment purposes and when fully let the potential annual rental income is in excess of £25,000.

**Situated** Off Prescott Road in a popular and well established residential location within close proximity to local amenities, Newsham Park and approximately 3 miles from the Liverpool city centre.

**Ground Floor** Main Entrance, Hallway  
**Flat 1** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC  
**Flat 2** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

### First Floor

**Flat 3** Lounge, Kitchen, Bedroom, Bathroom, Separate WC  
**Flat 4** Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC

### Second Floor

**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC  
**Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Gardens front and rear. Driveway