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**24**

## 16 Ellet Grove, Tuebrook, Liverpool L6 4AB

RESIDENTIAL INVESTMENT

**GUIDE PRICE £85,000+**



A three storey end of terrace property converted to provide three self-contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing an annual rental income of in excess of £18,000 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Rocky Lane in the Tuebrook District within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Living Room, Kitchen, two Bedrooms, Bathroom/WC

### First Floor

**Flat 2** Living Room, Kitchen, two Bedrooms, Bathroom/WC

### Second Floor

**Flat 3** Living Room, Kitchen, one Bedroom, Bathroom/WC

**Outside** Yard to the rear.

**EPC Rating Flat 1 D Flat 2 F Flat 3 D**