

LOT

58

9 Brook Road, Walton, Liverpool L9 2BE

\*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

**A RESIDENTIAL INVESTMENT PROPERTY COMPRISING 5 STUDIO APARTMENTS PRODUCING £9,720 PER ANNUM, WITH POTENTIAL TO PRODUCE £15,000 PER ANNUM.**

**Description** A three storey middle terrace property which has been converted to provide 5 studio apartments. The property is partially let by way of Assured Shorthold Tenancies producing £9,720.00 per annum. The potential when fully let being in excess of £15,000 per annum. The property benefits from double glazing and central heating.

**Situated** Off Rice Lane (A59) in a popular and well established

residential location within close proximity to Walton

Vale shopping amenities, and transport links.

**Ground Floor**

Main Entrance Hallway  
Studio 1 - Living Room/  
Bedroom, Kitchen, Shower  
Room/WC

Studio 2 - Living Room/  
Bedroom, Kitchen, Shower  
Room/WC

**First Floor**

Studio 3 - Lounge/Bedroom,  
Kitchen, Shower Room/W.C.  
Studio 4 - Lounge/Bedroom,  
Kitchen, Shower room/W.C.

**Second Floor**

Studio 5 - Lounge/Bedroom,  
Kitchen, Shower room/W.C.

**Outside**

Garden to the rear.