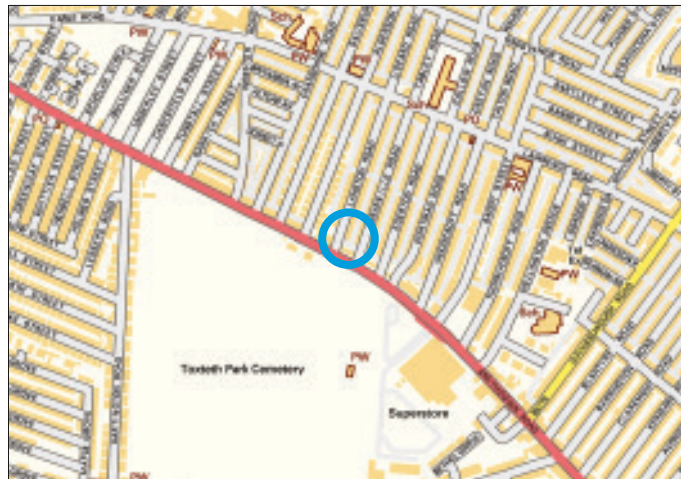


LOT  
7

12 Langton Road, Wavertree, Liverpool L15 2HT

\*GUIDE PRICE £100,000 +



Not to scale. For identification purposes only

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**A 3/4 BEDROOMED MID TERRACED BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING POTENTIAL ANNUAL INCOME IN EXCESS OF £15,000 PER ANNUM.**

**Description** A 3/4 bedroomed well presented middle terraced property which is currently let to 4 students until 30th June 2015 producing an annual rental income of in excess of £15,000 per annum. The tenants have been there 5 years. The property is in good order throughout and benefits from double glazing and central heating and is suitable for occupation or continued use as a Student Investment Property.

**Situated** Off Smithdown Road in a popular and well established residential location close to local amenities, Schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor**  
Hall, 1 Letting Room, Communal Lounge, Kitchen.

**First Floor**  
3 Bedrooms, Bathroom/W.C.

**Outside**  
Yard to the rear.

**EPC Rating D**