

LOT

47

46a South Road, Waterloo, Liverpool. L22 5PQ

GUIDE PRICE £70,000+

- A 3 storey mid terrace arranged as 2 self contained flats
- Double glazing/central heating.
- Producing in excess of £9600 PA.

**Description** A three storey middle terraced property providing 2 self contained flats. The flats are in good order and benefit from double glazing and central heating. Both flats are currently let by way of A.S.T's producing in excess of £9600.00 per annum.

**Situated** The property is situated above shop premises, which are not included, fronting South Road in the centre of Waterloo, a popular residential area approximately 1 mile north of Crosby Town Centre and 4 miles north of Liverpool City Centre.

**Ground Floor** Entrance Hallway

**First Floor Flat 1** Hall, Open plan Living Room/Kitchen, Bathroom/W.C, 2 Bedrooms.

**Second Floor Flat 2** - Hall, Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

