

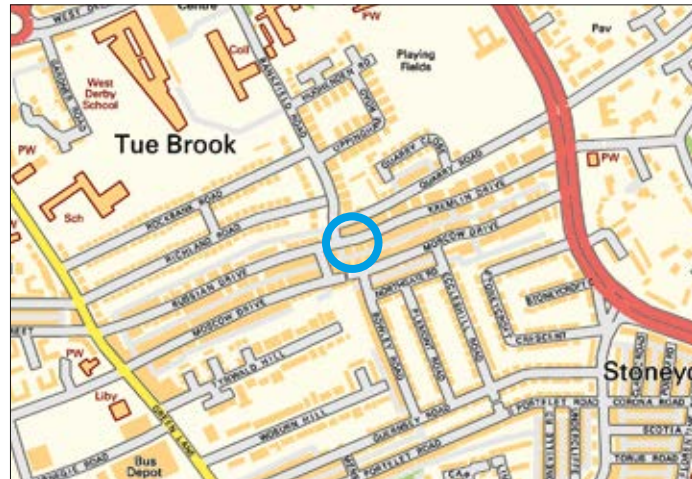
# 9 Kremlin Drive, Liverpool L13 7BU

\*GUIDE PRICE £70,000–£80,000



- **A middle terraced property converted to provide three one-bedroomed flats.**

**Description** A middle terraced property converted to provide three one-bedroomed flats. The ground floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,740 per annum. The property is in need of a full upgrade and refurbishment scheme. The potential annual rental income being in excess of £13,500.



Not to scale. For identification purposes only

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance  
Hallway  
**Flat 1** Lounge, Bedroom,  
Bathroom/WC stairs down to  
Kitchen.

**First Floor**  
**Flat 2** Lounge, Kitchen,  
Bedroom, Bathroom/WC  
**Flat 3** Lounge, Kitchen,  
Bedroom, Bathroom/WC

**Outside** Rear Garden.