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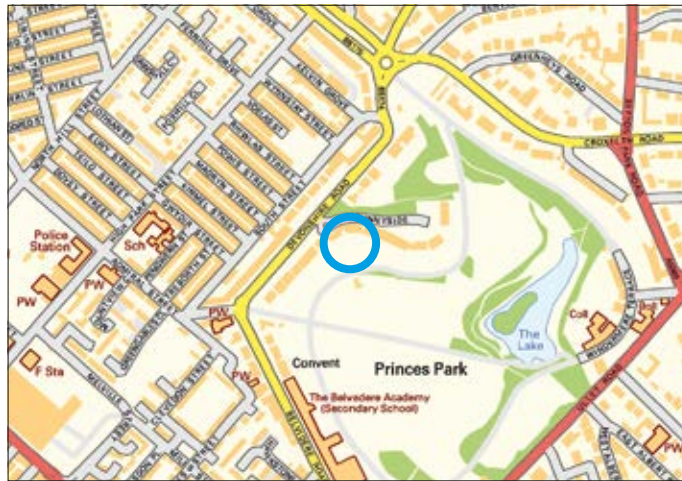
1 Sunnyside, Princes Park, Liverpool L8 3TD

*GUIDE PRICE £625,000+



- **A substantial Grade II listed three storey double fronted semi detached property which has been converted to provide five self contained flats. Producing £22,164pa.**

Description A substantial Grade II listed three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bedroom and one three-bedroom) all of which are currently producing £22,164.00 per annum. All of the flats are let by way of Assured Shorthold Tenancies apart from Flat 1 which is let by way of a Regulated Tenancy. The property benefits from central heating, garden and shared parking to the front.



Not to scale. For identification purposes only

Situated Off Devonshire Road in a conservation area (B5174), a very popular and well established residential location within close proximity to Princes Park and local amenities.

Ground Floor Main Entrance Hallway. **Flat 1** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC. **Flat 2** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

First Floor

Flat 3 Lounge, Kitchen/Diner, Bedroom, Bathroom/WC. **Flat 4** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

Second Floor

Flat 5 Lounge, Kitchen/Diner, three Bedrooms, Bathroom, WC.

Outside Garden.