

LOT  
**73**

**128 Sheil Road, Liverpool L6 7UA**  
**\*GUIDE PRICE £100,000-£120,000**



- **3 storey double fronted semi-detached property providing 4 self-contained flats. Producing £9,000 pa.**

**Description** A three storey double fronted semi-detached property converted to provide 4 self-contained flats (2 one-bedroom and 2 two-bedroom). Two of the flats are currently let by way of ASTs producing £9,000.00pa. The property benefits from double glazing and central heating. The two ground floor vacant flats are in need of full refurbishment. Potential rental income is in excess of £18,000pa.

**Situated** Fronting Sheil Road at its junction with West Derby

Road (A5049) in a popular and well established residential



Not to scale. For identification purposes only

location within close proximity to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway, **Flat A** Living Room, Kitchen, Bedroom, Bathroom/WC. **Flat B** Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC.

**First Floor** Half Landing, two Store Rooms **Flat C** Lounge, Kitchen, Utility Room, two Double Bedrooms, Bathroom/WC.

**Second Floor Flat D** Lounge, Kitchen/Diner, two Bedrooms, Bathroom/WC.

**Outside** Front & Rear Gardens.

**EPC Rating** E