

LOT
3

9 Brook Road, Walton, Liverpool L9 2BE

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

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- **Five studios producing £9,720.00 per annum**

Description A three storey middle terrace property which has been converted to provide five studio apartments. The property is partially let by way of Assured Shorthold Tenancies producing £9,720.00 per annum. The potential when fully let being in excess of £15,000 per annum. The property benefits from double glazing and central heating.

Situated Off Rice Lane (A59) in a popular and well established residential location within close proximity to Walton

Vale shopping amenities, and transport links.

Ground Floor Main Entrance
Hallway

Studio 1 Living Room/Bedroom,
Kitchen, Shower Room/WC

Studio 2 Living Room/Bedroom,
Kitchen, Shower Room/WC

First Floor Studio 3 Lounge/
Bedroom, Kitchen, Shower
Room/WC

Studio 4 Lounge/Bedroom,
Kitchen, Shower room/WC

Second Floor Studio 5 Lounge/
Bedroom, Kitchen, Shower
room/WC

Outside Garden to the rear.