



- **Double fronted three storey semi-detached property converted to provide six self contained flats (five one-bed, one two-bed). Five flats currently let producing £27,000 per annum. Central heating and front and rear gardens.**

**Description** A substantial double fronted three storey semi detached property converted to provide six self contained flats (five one-bedroomed and one two-bedroomed). Five of the flats are currently let by way of Assured Shorthold Tenancies producing £27,000 per annum. The property benefits from central heating and front and rear gardens. The potential rental income when fully let is in excess of £31,800 per annum.

**Situated** Off Ivanhoe Road which in turn is off Lark Lane in a popular and well established residential location within close proximity to Lark Lane amenities, Sefton Park and approximately 2 miles from Liverpool city centre.

**Basement** Not Inspected.

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

**First Floor Flat 3** Hall, Lounge, Kitchen, Dining Room, two Bedrooms, Bathroom/WC.

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

**Second Floor Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Front and rear gardens.



Not to scale. For identification purposes only