



Not to scale. For identification purposes only

- **A three storey semi-detached property converted to provide two self-contained flats (one one- and one two-bedrooms). Double glazing and central heating**

Description A three storey semi-detached property converted to provide two self-contained flats (one one- and one two-bedrooms). The property benefits from double glazing and central heating. Following minor refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

Situated Off Prescot Road in a popular and well established residential location within close proximity to Newsham Park, local amenities and approximately 2 miles from Liverpool city centre.

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

First Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Further Bedroom.

Outside Yard to the rear.