

LOT
35

28 Walton Hall Avenue, Liverpool L4 6UF

*GUIDE PRICE £70,000–£80,000



Not to scale. For identification purposes only

- **End terrace converted into two two-bedroom flats. Double glazing. Central heating.**

Description An end of terrace property converted to provide two two-bedroomed self contained flats. The property benefits from double glazing and central heating. Each flat is accessed via a separate entrance. The flats are in good condition and suitable for rental purposes with a potential income of approximately £9,600.00 per annum.

Situated Fronting Walton Hall Avenue on the corner of Wellbrow Road in a popular and well established location within easy reach of local amenities, Liverpool and Everton Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor Flat 1 Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC

First Floor Flat 2 Hall, Lounge, Kitchen/Breakfast room, Bathroom/WC, two Bedrooms

Outside Shared Yard, access to Flat 2.