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## 22 & 22a Cheltenham Avenue plus Garages 22b & 22c, Liverpool L17 2AR

\*GUIDE PRICE £175,000–£200,000



- **Residential investment & two garages producing £12,720 per annum.**

**Description** A double fronted end terraced property converted to provide two self-contained flats (one two-bed and one three-bed) The flats are currently let by way of Assured Shorthold Tenancies at a rental income of £12,000 per annum. The property benefits from central heating, front garden and separate rear gardens. Flat 22a can be accessed via a separate side entrance. There are also two garages included in the sale known as 22b & 22c currently let producing £720 per annum.



Not to scale. For identification purposes only

**Situated** Off Ullet Road in a popular and well established residential location within close proximity to local amenities, schooling and Sefton Park.

**Ground Floor Flat 22** Hallway, Lounge, Dining room, Kitchen, two Bedrooms, Bathroom, Separate WC

**First Floor** Side entrance

**Flat 22a** Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC with separate shower.

**Outside** Front garden, Separate rear gardens, two garages.