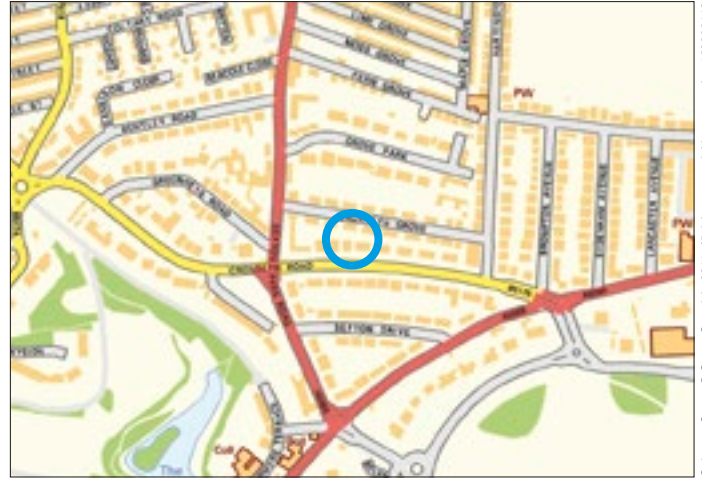


LOT  
**13**

# Apt 1, 2 & 3, 12 Croxteth Grove, Liverpool L8 0RX

\*GUIDE PRICE £150,000–£175,000



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing £13,200 per annum. Central heating. Partial double glazing. Gardens.**

**Description** A three storey semi-detached property converted to provide three self-contained flats. (three two bedrooms). The flats are all currently let by way of Assured Shorthold Tenancies at a rental of £13,200 per annum. The property benefits from central heating, partial double glazing, intercom system front and rear gardens and driveway.

**Situated** Off Croxteth Road in a popular and well established residential location within close

proximity to local amenities, Schooling and Sefton Park.

**Ground Floor** Main entrance hallway.

**Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

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

**Second Floor Flat 3** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Outside** Front and rear gardens and driveway.

**Note** Please note that we have not inspected all of the property internally.