



- **Five self contained flats. Fully let producing approximately £24,600 per annum. Double glazing. Central heating. Gardens.**

**Description** A substantial three storey double fronted semi detached property converted to provide five self contained flats (one three-bed, two one-bed and two two-bed). The property is fully let by way of a 5 year Lease to Serco commencing April 2012 and producing a net rental income of approximately £24,600 per annum. The property benefits from double glazing, central heating and gardens.

**Situated** Off Sheil Road and Prescot Road in an established and popular residential location within easy reach of local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor Flat 1** Hall, Open Plan Living Room/Kitchen, Bathroom, Bedroom  
**Flat 2** Hall, Open Plan Living Room/Kitchen, Bathroom, two Bedrooms

**First Floor Flat 3** Hall, Open Plan Living Room/Kitchen, Bathroom, Bedroom  
**Flat 4** Hall, Open Plan Living Room/Kitchen,

Bathroom, two Bedrooms

**Second Floor Flat 5** Hall, Open Plan Living Room/Kitchen Bathroom, three Bedrooms.

**Outside** Communal Gardens.

**Note** We have not inspected the property internally and all information has been supplied by the vendors.



Not to scale. For identification purposes only

