

LOT

103

165 Smithdown Road, Liverpool L15 2HD

\*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Residential investment producing £12,000 per annum. Double glazing. Electric heating.**

**Description** A three storey mid terrace converted to provide 3 self-contained units. All the flats are currently let by way of Assured Shorthold Tenancies producing £12,000 per annum. Two of the tenants have been in situ for over 5 years. The property benefits from double glazing and electric heating.

**Situated** Fronting Smithdown Road at its junction with Webster Road in a popular and well established residential location within easy reach of local amenities and approximately 2 miles from Liverpool City Centre.

**First Floor Flat 2** – Lounge/Bedroom, Breakfast/Kitchen, Bathroom/WC

**Second Floor Flat 3** – Lounge, Kitchen/Diner, Bedroom, Bathroom/WC

**Ground Floor** Main Entrance Hallway **Flat 1** – Lounge, Bedroom, Kitchen, Bathroom/WC

**Outside** Yard to the rear.