



- Residential investment currently producing £17,500 per annum. Electric heating. Gardens front and rear. Car parking.

**Description** A residential investment opportunity currently producing in excess of £17,500 per annum. The property comprises of a double fronted three storey dormer style mid town house property converted to provide 4 self contained units. The flats are currently fully let producing a total rental income of approximately £17,500 Per annum. The property benefits from electric heating, gardens to the front and rear and off road parking.

**Situated** Fronting Rice Lane at its junction with Hornby Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool City Centre.

**Lower Ground Floor** Cellar

**Ground Floor** Main Entrance Hallway, Storeroom/WC

**Flat 1** Open Plan Lounge/Kitchen, Shower Room/WC, Bedroom

**Flat 1A** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC

**First Floor Flat 2** Living Room, Bedroom, Kitchen/Diner, Shower Room/WC

**Second Floor Flat 3** Living Room, Bedroom, Kitchen/Diner, Shower Room/WC

**Outside** Gardens Front and Rear, Parking for 2/3 cars



Not to scale. For identification purposes only

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