

LOT

51

46a Linacre Road, Liverpool L21 6NT

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **Two bedroomed apartment. Good size. Double glazing. Central heating. Off-road parking.**

Description A good sized two bedroomed apartment benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes let to an individual tenant at a rental of approximately £5100 per annum, or there is potential to let to two tenants which would provide a rental income of in excess of £7,800 per annum.

Situated On Linacre Road at the corner with Palmerston Road in a popular and well established residential location close to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Entrance.

First Floor Apartment Hall, Lounge, Kitchen, two Bedrooms (one with dressing room to include ensuite shower and basin), Bathroom/WC

Outside Yard. Off-road parking.