

LOT

85

126A & B Roxburgh Street, Liverpool L4 3TA

*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **A residential investment producing £8,352.00 per annum. Two flats. Double glazing. Central heating.**

Description A two storey corner property converted to provide two self-contained flats. Both flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £8,352.00 per annum. The property benefits from double glazing and central heating. If let to four tenants at a rental of £75pp pw, the potential rental is in excess of £15,600pa.

Situated Fronting Roxburgh Street on the corner of Hale Road in a popular and well established residential location within easy reach of local amenities and approximately 3 miles from Liverpool city centre.

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

Outside Yard to the rear