

LOT  
**95**

# 53 Oakfield Road, Walton, Liverpool L4 0UE

\*GUIDE PRICE £60,000–£70,000



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Not to scale. For identification purposes only

- **A three storey middle terraced property converted to provide three self contained flats. Double glazing. Central heating. Part let producing £4,940 per annum.**

**Description** A three storey middle terraced property converted to provide three self contained flats (two one-bed and one two-bed). The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £14,000. One of the flats is currently let by way of an Assured Shorthold Tenancy at a rental of £4,940.00 per annum.

**Situated** Fronting Oakfield Road at its junction with Thirlmere Road within close proximity to Anfield Football Club and Stanley Park with good transport links and shopping facilities.

**Ground Floor** Main Entrance Hallway  
**Flat 1** Hall, Open Plan Lounge/ Kitchen, bedroom, bathroom/ WC.

**First Floor Flat 2** Hall, Lounge, bedroom, kitchen, bathroom/ WC.

**Second Floor Flat 3** Hall, Lounge, kitchen, two bedrooms, bathroom/WC

**Outside** Yard to the rear.