



- **Residential investment currently producing £19,726.60 per annum. Benefiting from planning permission.**

**Description** A substantial semi-detached property which has been converted to provide four flats (2x2 bed, 1x1 bed and 1 x studio). The flats are all let by way of Assured Shorthold Tenancies producing £19,726.60 per annum. The property is in need of upgrade and refurbishment work however it does benefit from central heating, partial double glazing, communal parking and gardens. The property also comes with the benefit of planning permission to erect a two storey side extension, and convert to 5 flats which would provide further accommodation and use the basement area. Once works have been carried out and the property is fully let the potential rental income would be in excess of £25,000 per annum. Planning Ref No: 06F/2290. Plans and planning details are available from the auctioneer's office.



Not to scale. For identification purposes only

**Situated** Fronting Bentley Road which runs between Croxteth Road (B517) and Lodge Lane in a popular and well established residential location within close proximity to local amenities including Sefton Park and Princes Park along with the amenities of Lark Lane and approximately 2.5 miles from Liverpool City Centre.

**Basement** Not inspected.

**Ground Floor** Entrance Hallway

**Flat 1** Hall, Kitchen, Storeroom, Lounge, 2 Bedrooms, Bathroom/WC.

**First Floor Flat 2** Hall, Kitchen/

Living Area, Bedroom, Bathroom/WC. **Flat 3** Hall, Kitchen, Open Plan Lounge/Bedroom, Bathroom/WC.

**Second Floor Flat 4** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Separate WC.

**Outside** Communal parking and gardens to the front and rear.



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