



Not to scale. For identification purposes only

- **Part let residential investment producing £4,200.00 per annum. Double glazing. Central heating. Potential income £9,300 per annum.**

Description A middle terraced property converted to provide 2 self-contained flats (1x1 and 1x2 bed). One of the flats are currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200.00 per annum, the tenant has been in situ for over 17 years. When fully let the potential rental income is approximately £9,300.00 per annum. The first floor flat is in very good condition and has recently been refurbished to include new carpets throughout. The property benefits from double glazing and central heating.

Situated Between Rice Lane and Lea Road in a popular residential location within easy reach of local amenities and approximately 2 miles from Wallasey Town Centre.

First Floor Flat 2 Hall, Kitchen/Diner, 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Main Entrance Hallway. **Flat 1** Hall, Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.