

LOT

83

8 & 8a Lower Breck Road, Liverpool L6 4BY

*GUIDE PRICE £80,000-£90,000



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Not to scale. For identification purposes only

- **Residential investment producing £11,960.00 per annum. Double glazing. Partial central heating.**

Description A 3 storey plus cellar semi-detached property split into three self-contained flats (2 x 1 bed roomed and 1 x 2 bed roomed) plus a lock up garage/workshop. The property benefits from double glazing, partial central heating and garage. The property is partially let producing a rental income of £11,960 per annum. When fully let the potential rental income being in excess of £15,300 per annum.

Situated Fronting Lower Breck Road within walking distance to West Derby Road and Rocky Lane amenities, schooling and transport links. Liverpool city centre is approximately 3 miles away.

Cellar Not Inspected

Ground Floor Vestibule, Main entrance Hallway **Flat 1** Hall, Lounge, Study, Kitchen, Bedroom, Bathroom/WC (gas fires)

First Floor Flat 2 Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC (central heating)

Second Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (gas fires)

Outside Garage with WC, Rear Yard.