



Description

A three storey dormer style double-fronted semi-detached house converted to provide 5 self-contained flats (four x one bed, one x three bed). The property benefits from double glazing, central heating, front and rear gardens and a secure entry system. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £26,700 per annum. There is potential to increase the rental income to approximately £36,000 per annum following some cosmetic work. Alternatively the flats could be refurbished and sold off separately being on separate Titles.

Situated

Fronting Hartington Road between Croxteth Road and Smithdown Road in a popular and well-established residential area close to local amenities, Sefton Park, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway
Flat 1 Lounge, Kitchen, Bathroom/WC, Bedroom
Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor

Flat 3 Lounge, Bedroom, Kitchen, Bathroom/WC
Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 5 Three Bedrooms, Bathroom/WC, Kitchen, Lounge

Outside

Front and Rear Gardens

EPC Rating

Flat 1 TBC. **Flat 2** TBC. **Flat 3** TBC. **Flat 4** TBC. **Flat 5** TBC.

Council Tax Band

Flat 1 A. **Flat 2** A. **Flat 3** A. **Flat 4** A. **Flat 5** A.