

LOT  
**67**

## Flats 1-4, 9 Hartington Road, Toxteth, Liverpool L8 0SD

GUIDE PRICE **£200,000+**\*

RESIDENTIAL INVESTMENT

### Description

A semi-detached house converted to provide four self-contained flats. The property benefits from double glazing and electric heating, rear garden and off road parking. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £19,500 per annum.

### 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/Bedroom,

Kitchen, Shower Room/WC

**Flat 2** Lounge/Bedroom,

Kitchen, Shower Room/WC

### First Floor

**Flat 3** Lounge/Bedroom,

Kitchen, Shower Room/WC

**Flat 4** Lounge/Bedroom,

Kitchen, Shower Room/WC

### Outside

Gardens front and rear, Driveway

### EPC Rating

**Flat 1 E. Flat 2 E. Flat 3 D. Flat 4 D**

### Council Tax Band

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

