

LOT

33

55 &amp; 57 Oakfield Road, Walton, Liverpool L4 0UE

GUIDE PRICE **£225,000+**\*

RESIDENTIAL INVESTMENT

### Description

A pair of three storey terraced properties converted to provide 6 self-contained flats benefiting from double glazing, electric and gas central heating. At the time of our inspection all of the flats are let by way of Assured Shorthold Tenancies producing a rental income of £28,000 per annum.

### Situated

Fronting Oakfield Road close to its junction with Thirlmere Road within close proximity to local amenities, Liverpool Football Club, Stanley Park and approximately 3 miles from Liverpool City Centre.

### Ground Floor

55

Main Entrance Hallway Flat  
1 - Lounge, Kitchen, Bedroom,  
Bathroom/W.C (Electric  
Heating)

57

Main Entrance Hallway Flat 1 -  
Living Room, Kitchen, Bedroom,  
Bathroom/W.C. (Electric  
Heating)

### First Floor

55

Flat 2 - Lounge, Kitchen,  
Bedroom, Bathroom/W.C  
(Electric Heating)

57

Flat 2 - Living Room, Two  
Bedrooms, Kitchen, Bathroom/  
W.C.

### Second Floor

55

Lounge, Kitchen, Bedroom,  
Bathroom/W.C. (Gas Heating)



57

Living Room, Kitchen, Bedroom,  
Bathroom/W.C, Office/Study  
(Gas Heating)

### Outside

Yard To Rear

### EPC Rating

55 - Flat 1 - E 55 - Flat 2 - C 55 -  
Flat 3 - D 57 - Flat 1 - F 57 - Flat  
2 - E 57 - Flat 3 - D

### Council Tax Band

A