



**Description**

A substantial semidetached property which has been converted to provide four flats (two x two bed, one x one bed and one x studio). At the time of our inspection three of the flats were let by way of Assured Shorthold Tenancies producing £17,918.4 per annum. The property is in need of upgrade and refurbishment work however it does benefit from central heating, communal parking and gardens. Planning permission to erect a two storey side extension and convert to five flats which would provide further accommodation and use the basement area was previously granted and it has now expired. Planning Ref No: 06F/2290. Once modernised and fully let the potential rental income is approximately £30,000 per annum.

**Situated**

Fronting Bentley Road which runs between Croxteth Road (B517) and Lodge Lane in a popular and well established residential location within close proximity to local amenities including Sefton Park and Princes Park along with the amenities of Lark Lane and approximately 2.5 miles from Liverpool city centre.

**Basement**

Not inspected.

**Ground Floor**

Entrance Hallway  
**Flat 1** Hall, Kitchen, Storeroom, Lounge, two Bedrooms, Bathroom/WC.

**First Floor**

**Flat 2** Hall, Kitchen/Living room/Bedroom, Bathroom/WC.  
**Flat 3** Hall, Breakfast kitchen, Lounge, Bedroom, Bathroom/WC.



**Second Floor**

**Flat 4** Hall, Lounge, Kitchen, two Bedrooms, Bathroom, Separate WC.

**Outside**

Communal parking and gardens to the front and rear.

**EPC Rating**

**Flats 1 & 2 D Flats 3 & 4 C**

**Council Tax Band**

**A**