

LOT  
**20**

12 Worcester Drive North, Liverpool L13 9AY

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey semi-detached house converted to provide 3 × 1 bedroomed self-contained flats benefiting from double glazing, central heating and gardens. Flats 2 and 3 are currently let by way of Assured Shorthold Tenancies producing a total income of £12,300 per annum. When fully let the potential income would be approximately £19,260 per annum.

### Situated

Off Maiden Lane in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

**Flat 2** Lounge, Kitchen,  
Bathroom/WC, Bedroom,  
Dressing Room

### Second Floor

**Flat 3** Lounge, Bedroom,  
Kitchen, Shower/WC

### Outside

Front and Rear Gardens

### EPC Rating

**Flat 1 D. Flat 2 C. Flat 3 D**

### Council Tax Band

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

