

LOT  
**105**

83 Liverpool Road, Southport, Merseyside. PR8 4DE

GUIDE PRICE **£300,000+**\*

RESIDENTIAL INVESTMENT

### Description

A substantial Victorian detached house arranged over 3 floors together with a basement, converted to provide 6 self-contained flats. The property is fully let by way of periodic tenancies producing £34,320 per annum. The property benefits from double glazing, central heating and good sized front, side and rear gardens. There is also potential to increase the rental income to a market rental value.

### Situated

Fronting Liverpool Road and the Corner of Easbourne Road on a good sized corner plot in a popular and well established residential location in Birkdale Village, close to local amenities and transport links. Approximately 2 miles from Southport Beach and Pleasureland.

### Ground Floor

Main Entrance Hallway **Flat 1** - Bedroom / Lounge, Kitchen, Shower Room/WC **Flat 2** - Bedroom / Lounge, Kitchen, Shower Room/WC

### First Floor

**Flat 3** - Bedroom, Lounge, Kitchen, Shower Room/WC **Flat 4** - Bedroom, Lounge, Kitchen, Shower Room/WC

### Second Floor

**Flat 5** - Open Plan Living Room / Kitchen, Shower/WC, Bedroom **83a** ( separate side entrance) - Living Room, Kitchen, Bedroom, Bathroom/WC

### Outside

Front, side and rear gardens

### EPC Rating

**Flat 1** - D **Flat 2, 3 & 4** - C **Flat 5** - E **Flat 83a** - D



### Council Tax Band

A