

LOT  
**35**

138 Lawrence Road, Liverpool L15 0EQ

GUIDE PRICE **£140,000+**\*

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity which is fully let producing a rental income of £14,400 per annum. The property comprises a three storey middle terrace which has been converted to provide three × one bedroomed self-contained flats benefiting from double glazing and electric heating. All three flats are fully let by way of Assured Shorthold Tenancies producing a total rental income of £14,400 per annum. There is potential to increase the rental income to a market value of £550pcm.

### Situated

Fronting Lawrence Road at its junction with Gainsborough Road in a popular and well established area close to local amenities, Smithdown Road bars and restaurants, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Lounge, Kitchen,  
Bedroom, Bathroom/WC.

### First Floor

**Flat 2** Lounge, Kitchen,  
Bedroom, Bathroom/WC.

### Second Floor

**Flat 3** Lounge, Kitchen,  
Bedroom, Bathroom/WC.

### Outside

Yard to the rear

### EPC Rating

TBC

### Council Tax Band

All flats are A

