

LOT  
**54**

**32 Euston Street, Liverpool L4 5PR**

**GUIDE PRICE £150,000+\***

RESIDENTIAL INVESTMENT

### Description

A three storey end of terrace property converted to provide three self-contained flats benefitting from double glazing, central heating and a secure intercom entry system. The property is in good condition and fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £16,320 per annum.

### Situated

Off County Road/Bedford Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Lounge, Shower Room/  
WC, Bedroom, Kitchen

### First Floor

**Flat 2** Lounge, Shower Room/  
WC, Bedroom, Kitchen

### Second Floor

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

### Outside

Yard to Rear

### EPC Rating

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

### Council Tax Band

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

### Tenure

Freehold

