



## 34 Island Road

, Liverpool, L19 6PA

**Asking price £340,000**



\*\*INcredible Investment Opportunity\*\* - Contact Abode Invest for more details.

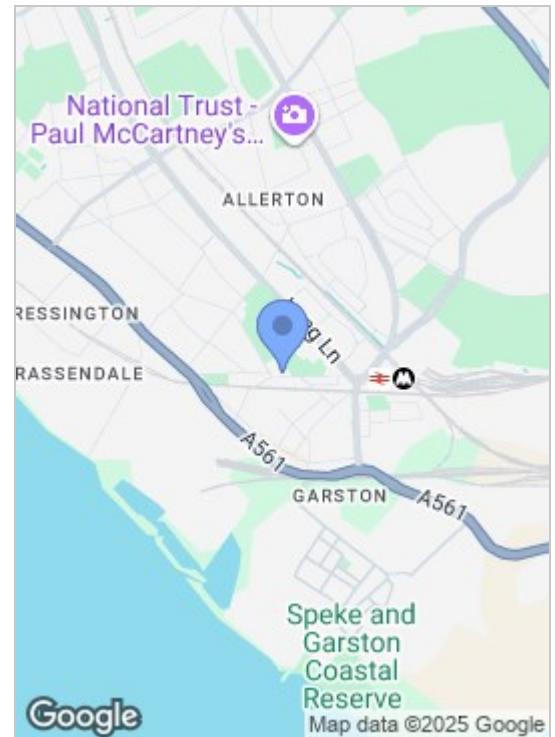
This fantastic building houses four self contained flats with long standing tenants in situ. This incredible investment opportunity lends itself to experienced investors and landlords for an opportunity to purchase this beautiful building which has the potential to generate a fantastic yield.

To the ground floor there is a two bedroom flat with separate access and a beautiful rear garden. To the first floor there is a studio and x2 further one bedroom flats. The property has been maintained and benefits from essential upgrades such as new boilers and wall insulation, electrics plus a new roof which has the associated warranty documentation.

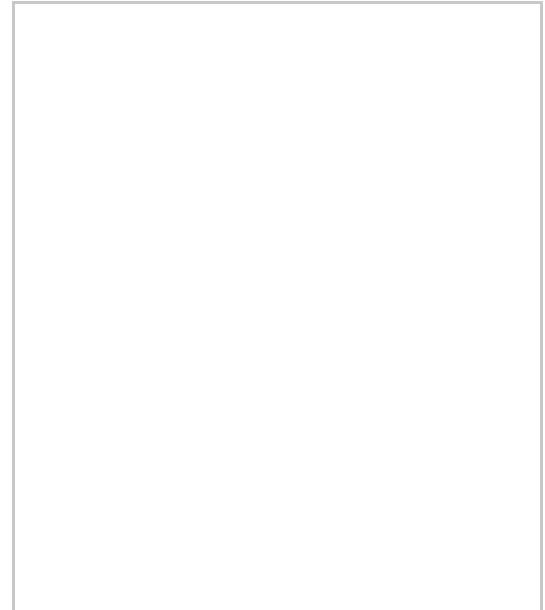
Situated a stone's throw away from Garston Park, there are views of the bowling green from the window. Ideally located close to South Parkway train station, New Mersey retail park and a short drive from Liverpool John Lennon Airport and Jaguar Land Rover. The area is in high demand for tenants.



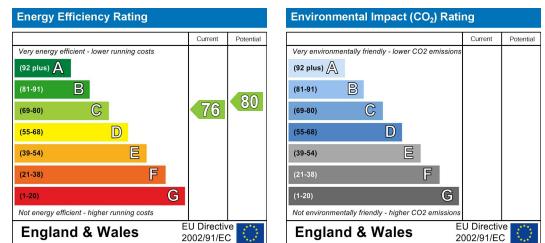
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

**Tel:** 0151 909 3003  
**Email:** crosby@abode.group.co.uk  
**Web:** www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

**Tel:** 0151 601 3003  
**Email:** allerton@abode-group.co.uk  
**Web:** www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

**Tel:** 01704 827 402  
**Email:** formby@abode-group.co.uk  
**Web:** www.abode-group.co.uk