

SuttonKersh



private treaty sale individually or as a whole

A PORTFOLIO OF 7 TERRACE HOUSES

Offers invited in the region of £575,000

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Deals Winner 2010 - 2011
Most Active Agent in Merseyside

General Property Details

A residential investment portfolio comprising 7 terraced houses. Each house is fully furnished to include, beds wardrobes, desks and living room furniture, kitchen utensils, pans, kettles, microwave, toaster, iron, Hoover.

The properties benefit from gas central heating and fitted kitchens which include, fridge freezer, oven, hob, and washer dryer.

All furniture, fixtures and fittings are included in the sale. Please note, we cannot guarantee that every item listed above will remain in the property and therefore each property including fixtures and fittings, are sold as seen.

Utilities

The properties are let on the basis that they exclude all utility charges

Tenure

TBC

Location Map



Not to scale. For identification purposes only

Method of Sale

The properties are offered for sale by private treaty either individually or as a whole portfolio. Once an offer is received it is on the strict basis that contracts are exchanged within 28 days from receipt of the draft documentations by the purchaser's solicitors.

Price

Offers are invited in the region of £575,000 for the whole portfolio. Alternatively individual offers will be considered for each property

Costs

The purchaser will be responsible for the a non refundable contribution to the seller's costs in the sum of £350+VAT per property. This amount will be payable to the agent prior to any legal documentation being issued by the purchaser's solicitors.

Viewings

We will conduct block viewings where possible. If you are interested in viewing please contact our office. Please do not attempt to contact the tenants directly.

IMPORTANT NOTICE

SUTTON KERSH ("SUTTON KERSH") for themselves and for the vendors of these properties for whom they act, give notice that:

1. These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the properties but do not constitute the whole or any part of an offer or contract. Sutton Kersh undertakes to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and Sutton Kersh will not be liable in negligence for any loss arising from the use of these particulars;
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6. Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the properties is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser; and
7. No employee of Sutton Kersh has any authority to make or give any representation or warranty whatsoever in relation to the properties.

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Address	Offers in the region of	Tenancy commencement	Tenancy end	Annual rental income
28 Garmoyle Road L15 3HN	£90,000.00+	14 Sep 2011	13 Sep 2012	£7,800pa
46 Garmoyle Road L15 3HW	£110,000.00+	30 Sep 2011	29 Sep 2012	£6,600pa
69 Gainsborough Road L15 3HX	£90,000.00+	26 Aug 2011	26 Jul 2012	£12,000pa
49 Grosvenor Road L15 0EY	£65,000.00+	15 Jul 2012	14 Jul 2013	£10,200pa
78 Langton Road L15 2HT	£80,000.00+	27 June 2012	26 June 2013	£7,200pa
39 Salisbury Road L15 1HW	£95,000.00+	VACANT		
150 Alderson Road L15 1HH	£80,000.00+	14 Aug 2012	13 Aug 2013	£7,800pa
				£51,600pa



Sample bathroom



Sample bedroom



Sample kitchen

28 Garmoyle Road, Liverpool L15 3HN

RESIDENTIAL INVESTMENT

A four bedroomed student house producing £7,800 per annum. Let until 13 September 2012. The property benefits from central heating and double glazing

Situated

Fronting Garmoyle Road on the corner of Borrowdale Road in a very popular and well established residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Two rooms, kitchen

First Floor

Three rooms, bathroom

Outside

Rear yard

Note

The property has not been inspected. All accommodation listed is for guidance purposes only and all prospective purchasers must satisfy themselves that the information supplied is correct



46 Garmoyle Road, Liverpool L15 3HW

RESIDENTIAL INVESTMENT

A four bedroomed student house producing £6,600 per annum. Let until September 2012. The property benefits from central heating.

Situated

Fronting Garmoyle Road on the corner of Borrowdale Road in a very popular and well established residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Two rooms, kitchen

First Floor

Three rooms, bathroom

Outside

Rear yard

Note

The property has not been inspected. All accommodation listed is for guidance purposes only and all prospective purchasers must satisfy themselves that the information supplied is correct



69 Gainsborough Road, Liverpool L15 3HX

RESIDENTIAL INVESTMENT

A four bedroom student house producing £12,000 per annum. Let until 26 July 2012. The property benefits from central heating.

Situated

Off Smithdown Road in a popular and well established residential location within easy access to local amenities and Allerton Road is only a short distance away.

Ground Floor

Two rooms, kitchen

First Floor

Three rooms, bathroom

Second floor

One room

Outside

Reat yard

Note

The property has not been inspected. All accommodation listed is for guidance purposes only and all prospective purchasers must satisfy themselves that the information supplied is correct



49 Grosvenor Road, Wavertree, Liverpool L15 0EY

RESIDENTIAL INVESTMENT

A four bedroomed student house producing £10,200 per annum. Let until 14 July 2013. The property benefits from central heating.

Situated

Just off Picton Road and Lawrence Road in a popular residential location approximately 3 miles from Liverpool city centre.

Ground Floor

Two rooms, Kitchen

First Floor

Three rooms, bathroom

Outside

Rear yard

Note

The property has not been inspected. All accommodation listed is for guidance purposes only and all prospective purchasers must satisfy themselves that the information supplied is correct



78 Langton Road, Wavertree, Liverpool L15 2HT

VACANT RESIDENTIAL

A vacant four bedroomed student house producing £7,200pa. Currently let until June 2013. The property benefits from central heating.

Situated

The property is situated off Smithdown Road in a popular and established residential location.

Ground Floor

Living room, Kitchen, Bedroom.

First Floor

Two Bedrooms plus box room, Bathroom/WC

Outside

Rear yard.



39 Salisbury Road, Wavertree, Liverpool L15 1HW

RESIDENTIAL INVESTMENT

A vacant four bedroomed house. The property benefits from central heating.

Situated

Salisbury Road runs between Smithdown Road and Picton Road, within a popular residential area, approximately 1.5 miles from Liverpool city centre. Local shopping amenities are provided nearby along Smithdown Road and Lawrence Road

Ground Floor

Two rooms, kitchen (rear reception and kitchen are through rooms)

First Floor

Three rooms, study, bathroom

Outside

Rear yard

Note

The property has not been inspected. All accommodation listed is for guidance purposes only and all prospective purchasers must satisfy themselves that the information supplied is correct



150 Alderson Road, Liverpool L15 1HH

RESIDENTIAL INVESTMENT

A four bedroom house currently let until August 2013 producing £7,800pa. The property benefits from central heating.

Situated

Alderson Road runs between Smithdown Road and Picton Road, within a popular residential area, approximately 1.5 miles from Liverpool city centre. Local shopping amenities are provided nearby along Smithdown Road and Lawrence Road.

Ground Floor

Two rooms, kitchen

First Floor

Three rooms, bathroom

Outside

Rear yard

Note

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Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
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auctions@suttonkersh.co.uk

Commercial Property

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Mortgages

40–42 Allerton Road
Liverpool L18 1LN
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Block Management

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Auctions – London

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London NW8 0QY
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Building Surveying

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Surveys & Valuations

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Residential Lettings & Estate Agency Services

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Residential & Commercial Allerton & South Liverpool

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West Derby & Central Liverpool

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Residential Lettings City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
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City Centre

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