



- 7 Bedroomed hmo property • Potential income in excess of £36,036 per annum • Good condition • Double glazing • Central heating.

A 3 storey middle terraced house converted to provide a 7 bedroomed HMO. The property is fully HMO compliant and in good condition throughout, suitable for immediate investment purposes with a potential income when fully let to 7 individuals at £99 per person per week in excess of £36,036 per annum. The property benefits from double glazing, central heating and secure intercom entry system.

**Situated** Off Aigburth Road in a popular and well established residential location within close proximity to local amenities, Transport Links, Schooling, Universities and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Vestibule, Main entrance Hallway, Communal Lounge, Letting room, Kitchen/ Dining room, Utility room, Shower room/W.C.

**First Floor** 4 Letting rooms, Bathroom/W.C.

**Second Floor** 2 Letting rooms.

**Outside** Rear yard.

**Note** The vendor is happy include the following at an additional cost – White goods in the kitchen; washing machine, tumble dryer, fridge freezer, microwave, kettle, iron and ironing board plus the beds/ mattresses, wardrobes, desks in all bedrooms. Please contact the office to enquire further.

Carbon Lettings currently marketing to professionals at £120pppw.

