

LOT  
**36**

38 Orwell Road, Liverpool L4 1RQ

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A four/five bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished and is registered as a four Bed HMO investment opportunity with a potential rental income of approximately £15,000 per annum. There is a fifth room which can be used as a communal lounge or a further letting rooms, subject to any consent. The property will be sold fully furnished and viewings are strongly recommended. There is currently a tenant in Room 1 paying £65.00 per week on a rolling contract.

### Situated

Just off Stanley Road in a popular residential location within easy access to local amenities and approximately 2 miles from Liverpool city centre.

### Ground Floor

Entrance Hall, 1 Letting Room,  
Kitchen/Diner, Shower/WC,  
Communal Lounge.

### EPC Rating

E

### First Floor

Three Letting Rooms, two ×  
Bathroom/WC.

### Outside

Yard to the rear.

