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174 Boaler Street, Kensington, Liverpool L6 6AD

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

### Description

A six bedroomed HMO opportunity with a potential rental income of approximately £29,640 per annum. The property comprises a six bedroomed mid terrace property which has recently been fully refurbished benefiting from double glazing, central heating, two letting rooms with ensuite shower/wc and will be offered fully furnished. The property is in excellent condition and ready for immediate letting. We have been advised by the vendor that the property is HMO compliant, subject to inspection and does not currently have a HMO licence in place. All interested parties should rely on their own enquiries.

### Situated

Fronting Boaler Street in a well-established and popular residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

### Cellar

Two Letting Rooms with En-suite  
Shower/WC

### Outside

Yard to the rear.

### Ground Floor

Main Entrance Hallway, two  
Letting Rooms, Communal  
Kitchen

### First Floor

Two Letting Rooms, Bathroom/  
WC

