

LOT  
**38**

2 Tancred Road, Anfield, Liverpool L4 0RT

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A substantial three storey double fronted end of terrace house converted to provide a fully licensed six bedroom HMO benefiting from double glazing and central heating. The property is in good order and will be sold fully furnished, including white goods ready for immediate occupation. When fully let the potential rental income would be approximately £30,000 per annum. We are advised by the vendor that the property has previously been used as short stay accommodation such as Airbnb with it being within walking distance to Liverpool Football Club. There is potential to achieve in excess of £40,000 per annum if let using this rental model.

### Situated

Off Anfield Road in a popular location close to local amenities, schooling, a stone's throw from Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Communal Lounge/  
Kitchen/Diner, 1 Letting room.

### First Floor

Two Lettings rooms one with  
En-suite shower/WC, Bathroom/  
WC

### Second Floor

Three Letting rooms, Shower  
room/WC.

### Outside

Yard to the rear.

### EPC Rating

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