



- **Well presented three storey plus basement mid terrace comprising six lettings rooms. HMO compliant. Double glazing. Central heating. Potential income £31,200 per annum.**

**Description** A well presented three storey plus basement dormer style mid terrace property converted to provide 6 lettings rooms each with their own ensuite shower/WC. The property is fully HMO compliant and just requires certification. It has recently been refurbished to a high standard and benefits from double glazing, central heating and new carpeting. The sale will include all fixtures and fittings and furniture including all the kitchen facilities. The property can be sold fully vacant or alternatively with two tenants in situ who are currently paying £90 and £110 per week, however no tenancies are in place but the tenants may be willing to sign a new agreement. When fully let at £100 pppw the potential rental income is in excess of £31,200 per annum. Viewing is strongly recommended.



Not to scale. For identification purposes only

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**Situated** Just off the High Street in an established and popular residential location within close proximity to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

**Lower Ground Floor** Communal Lounge, Kitchen, WC, Utility Room

**Ground Floor** Main Entrance Hallway, two Letting Rooms

**First Floor** Two Letting Rooms

**Second Floor** Two Letting Rooms

**Outside** Paved Garden to rear

