



Not to scale. For identification purposes only

- **Residential investment producing £35,360 per annum. Double glazing. Central heating. CCTV.**

**Description** A three storey end terrace property converted to provide an eight bedroomed property benefiting from double glazing, central heating and CCTV. The property is in good order throughout and is fully let producing £35,360 per annum (£2,946 per calendar month) to include bills.

**Situated** Off Park Road in a popular residential location close to local amenities, Schooling and Universities approximately 1 mile from Liverpool city centre.

**Ground Floor** Main entrance Hallway, Communal Lounge/ Dining room, Kitchen, Shower room/WC.

**First Floor** Four Letting rooms, Kitchenette, Shower room/WC.

**Second Floor** Four Letting rooms, Kitchenette, Shower room/WC, Shower room.

**Note**  
The vendor advises that he currently holds a HMO licence.