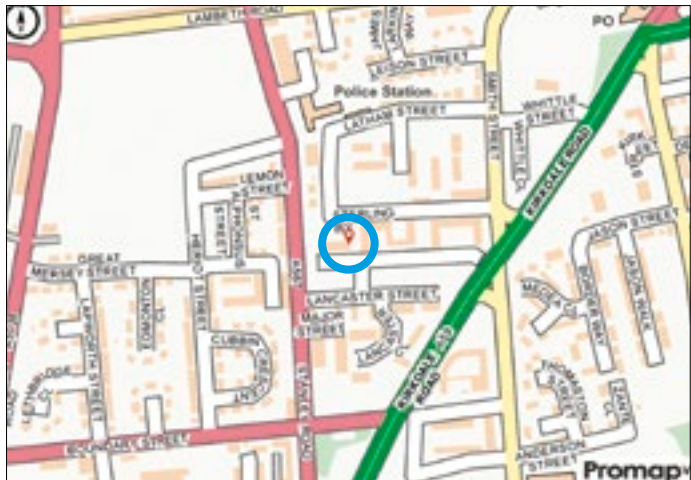


LOT

36

117 Great Mersey Street, Liverpool L5 2PL

*GUIDE PRICE £250,000+



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Not to scale. For identification purposes only

- **Eight bed HMO. Central heating. Potential income £50,000pa.**

Description A substantial four storey plus basement Grade II listed Georgian style town house property providing a nine bed HMO investment opportunity with a potential rental income in excess of £50,000pa. The property has been refurbished and is currently let by way of an AST until March 2019. We are advised that the landlord will not be renewing the tenancies and the property will be sold with vacant possession. The property benefits from central heating, a rear garden and off street parking. We are advised the property also benefits from planning permission to erect a five bed HMO to the rear. Planning Ref: 18F/2563. Potential purchasers should make their own enquiries.

Situated Just off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

Lower Ground Floor Kitchen/ Dining Room, WC, Communal Lounge.

Ground Floor Entrance Hallway, Store room, two Letting Rooms, Bathroom/WC.

First Floor Landing, three Letting Rooms, Bathroom/WC.

Second Floor Three Letting Rooms, Bathroom/WC.

Third Floor/Attic One Letting Room

Outside Rear Garden, Off Street Parking.