

LOT
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9 Clifton Road East, Liverpool L6 4EB

***GUIDE PRICE £70,000–£80,000**



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Not to scale. For identification purposes only

- **Residential investment producing £8,077.00 per annum. Double glazing. Central heating.**

Description A three storey 4 bed roomed middle terrace property benefiting from double glazing and central heating which is currently let by way of an Assured Shorthold Tenancy producing £8,077.00 per annum. The property would be suitable for HMO conversion subject to any necessary consents. If let to 5 tenants at £75pppw the property has a potential rental income of approximately £19,500.00 per annum.

Situated Fronting Clifton Road East in a popular and well established residential location within close proximity to West Derby amenities, schooling, and approximately 4 miles from Liverpool City Centre.

Ground Floor Hall, Front Living Room, Dining Room, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Second Floor One further bedroom.

Outside Rear Yard.

Note Please note we have not internally inspected the property.