



Not to scale. For identification purposes only

- **A 3 bedroomed end of terrace property. double glazing. central heating. HMO Potential.**

Description A good sized 3 bedroomed end of terrace property which benefits from double glazing and central heating. The property would be suitable as an HMO investment opportunity following a scheme of refurbishment works and potential to let to 5 tenants, subject to any consents. If let to 5 tenants at £85 pppw the potential rental income would be approximately £22,100 per annum. There is also potential to provide a further bedroom to the second floor subject to obtaining the necessary planning consents.

Situated Between Lodge Lane and Hartington Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Sefton Park and good transport links, approximately 2.5 miles from Liverpool City Centre.

Basement Not Inspected.

Ground Floor Entrance Hall,

Through Lounge/Living Room, Kitchen/Diner.

First Floor Landing, 3 Bedrooms, Bathroom/WC.

Second Floor Attic Room with velux window - Not Inspected.

Outside Rear Yard.

Joint Agent

