

LOT  
45

6 Stanley Street, Fairfield, Liverpool L7 0JW

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £14,325.00 per annum • Double glazing • Central heating
- Potential income in excess of £21,000 per annum

A three storey semi-detached property converted to provide a ground floor one bedroomed self-contained flat together with 4 letting rooms above benefiting from double glazing and central heating. The flat and 2 rooms are currently let by way of Assured Shorthold Tenancies producing £14,325 per annum with the potential when fully let to achieve in excess of £21,645 per annum.

**Situated** Off Prescot Road in a popular residential location close to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway.

**Flat** Hall, Lounge, Kitchen, Bedroom, Shower Room/WC.

**First Floor** Kitchen, Shower Room/WC, 1 Letting Room, Communal Lounge/Dining Room.

**Second Floor** Three Letting Rooms, Shower Room/WC

**Outside** Yard to the rear.

**Note** The property is HMO compliant however currently it is a one bedroomed self-contained flat and a four bedroomed house share which does not require HMO licensing.

