

LOT  
51

30 Osborne Road, Tuebrook, Liverpool L13 8AT

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- Two self-contained flats • Double glazing
- Central heating • Gardens & driveway

A three storey semi-detached property converted to provide two self-contained flats (1 × two and 1 × four bed) benefiting from double glazing, central heating, gardens and a driveway. The property is suitable for investment purposes with a potential income of approximately £13,200 per annum or alternatively conversion to provide an eight bedroomed HMO Investment Opportunity, subject to any necessary consents. If the property was let to 8 tenants at £85pppw the potential rental income would be approximately £35,360 per annum.

**Situated** Off West Derby Road in the Tuebrook area within walking distance to local amenities, Newsham Park, Schooling, Liverpool Football Club and approximately 3.5 miles from Liverpool city centre.

**Second Floor** Three Bedrooms.

**Outside** Front and Rear Gardens, Driveway.

**Ground Floor** Main Entrance Hallway. **Flat 1** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

**First Floor** **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

