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100 Salisbury Road, Wavertree, Liverpool L15 2HU

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A five bedroom HMO investment opportunity with a potential rental income of approximately £25,000 per annum. The property comprises a three storey semi-detached house benefiting from double glazing and central heating. The property is fully HMO compliant and will be vacant on completion, however, has until recently been let to 5 students which are due to vacate in July. The property is in reasonable condition throughout.

### Situated

Off Smithdown Road in a popular and well established residential location close to local amenities, Sefton Park, Schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Entrance Hall, Communal Lounge, Kitchen/Diner, one Letting Room

### EPC Rating

D

### Council Tax Band

B

### First Floor

Four Letting rooms, Shower room/WC

### Second Floor

Bathroom/WC

### Outside

Rear yard.

