



Description

A three storey, semi-detached, Victorian property converted to provide an eight bedroomed HMO investment opportunity. There is also the potential of two additional vacant rooms to the ground floor for use as letting rooms subject to obtaining approval as a 10 bed HMO. A certificate of lawfulness has been granted by planning. This could increase potential income to approx. £50,000 pa. The property is currently fully let until June 30th 2024 by way of AST agreements producing a rental income of £ 36,400 for 10 months and £43,680 over a 12 month period. The property benefits from double glazing, central heating and two bathrooms, all bedrooms are doubles. There is also the potential to be used as a large, family residence with a garden to the rear.

Situated

Off Ullet Road in a very popular and well-established residential area within close proximity to local amenities, schooling and excellent transport links and is within walking distance to Sefton Park. The property is approximately 3 miles from Liverpool city centre and 1 mile to Allerton Road shopping, bars and restaurants.

Ground Floor

Main Entrance Hallway, one Letting Room, Communal Lounge, Breakfast Kitchen, two vacant Rooms, Shower/WC

EPC Rating

E

Council Tax Band

D

First Floor

Four Letting Rooms, Bathroom/WC

Second Floor

Three Letting Rooms

Outside

Gardens to the front and rear