

LOT
34

29 Wykeham Street/30 Orwell Road, Liverpool L4 1QY

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A two storey corner property comprising two self-contained flats (one × one bed and one × two bed) accessed via separate entrances. The property has recently been refurbished to include a new roof. The property benefits from double glazing and electric heating. Both flats are let by way of Assured Shorthold Tenancies producing approximately £14,000 per annum. There is potential to increase the rent to market value at approximately £15,500 per annum.

Situated

Fronting Wykeham Street on the corner of Orwell Road which in turn is off Stanley Road within close proximity to Local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor (30 Orwell Road)

Flat 1 Kitchen, Lounge, Shower Room/WC, two Bedrooms

First Floor (29 Wykeham Street)

Flat 2 Lounge, Kitchen, Bedroom, Shower Room/WC.

Outside

Yard to the rear.

Note

The new roof comes with a 10 year guarantee. Recently refurbished to include new kitchens in 2023 along with higher energy efficient radiators and EICR in 2025. New Drain sleeve fitted 2025 which comes with a 5 year guarantee (documents included in the legal pack)



EPC Rating

Wykeham Street E. Orwell Road E

Council Tax Band

Wykeham Street A. Orwell Road A

Tenure

Freehold

