

LOT
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20 Hartington Road, Liverpool L8 0SG
VACANT RESIDENTIAL

Guide price **£190,000+**



A freehold impressive three storey 7 high ceilinged double bedroomed dormer style Edwardian semi-detached property which has recently been fully refurbished to a high standard. The property is fully HMO Compliant and benefits from three fully fitted bathrooms, double glazing, central heating, new fitted gloss kitchen to include white goods, new student village carpeting and luxurious laminate flooring. Each letting room is fully furnished and admitted to Liverpool City Council's Class Listings. The property is suitable for immediate occupation with a projected, realistic, annual rental income of in excess of £25,000.

Situated

Fronting Hartington Road on the corner of Boswell Street with its own large corner plot with private gardens to the front and back. Sefton Park, Liverpool Women's Hospital and the 24 hour supermarkets on Smithdown Road are just 10 minutes away and it is approximately 1.5 miles from Liverpool city centre.

Cellar

Not inspected.

Ground Floor

Vestibule, Hallway
Communal Lounge 15' x 12'10" (4.57m x 3.91m)
Kitchen/Diner 11'7" x 6'6" (3.53m x 1.98m)/12'10" x 6'10" (3.91m x 2.08m)
Bedroom 1 – 12' x 13' (3.66m x 3.96m)
Shower Room/WC.

First Floor

Bedroom 2 – 12'6" x 12'8" (3.81m x 3.86m)
Bedroom 3 – 13'7" x 9'9" (4.14m x 2.97m)
Bedroom 4 – 13'8" x 10'7" (4.17m x 3.23m)
Bathroom/WC with walk in shower.

Second Floor

Bedroom 5 – 6'11" x 13' 5" (2.11m x 4.09m)
Bedroom 6 – 10' x 8'4" (3.05m x 2.54m)
Bedroom 7 – 13'4" x 12'3" (4.06m x 3.73m)
Bathroom/WC.

Outside

Gardens and parking for three cars.



Not to scale. For identification purposes only



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