



- **12 Bed HMO Investment**
- **Producing £15,600 pa**
- **Double glazing and central heating.**

Description A substantial three storey period style semi detached house arranged over three floors plus basement. The property is currently let by way of a 4 year Lease which expires in July 2016 and there is a break clause in July 2015 for a rental increase or the tenants vacate with one months notice. The property is fully licensed as a 12 bed HMO. At present it is being used as 10 bedrooms including an office and Store room producing in excess of £15,600 per annum. The property benefits from double glazing, two kitchens, 3 bathrooms and central heating. Alternatively if let as an HMO Investment at £60.00 per room the annual rental income would be in excess of £37,000.

Situated Off Gardners Drive opposite Newsham Park in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

Basement Storage.

Ground Floor Main Entrance Hallway, Living Room, Office, Storeroom, W.C, Kitchen/Diner.

First Floor Bathroom/WC with walk in shower, Separate W.C, 7 Bedrooms.

Second Floor Kitchen/Diner, 3 Family Bedrooms, Bathroom/WC

Outside Gardens front and rear. Driveway.

