

LOT  
**114** 4 Wyresdale Road, Liverpool L9 0JS  
\*GUIDE PRICE £90,000–£100,000



- **A four bedroomed end terraced property currently let by way of an Assured Shorthold tenancy at a rental of £7,200 per annum.**

**Description** A four bedroomed end terraced property currently let by way of an Assured Shorthold tenancy at a rental of £7,200 per annum and benefits from double glazing and central heating. There is a potential to let the property on a per room basis to five individuals at a rental of £75 each per week the potential rental income could be in excess of £19,500 per annum. Alternatively the property could be used for HMO purposes or conversion into flats subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Off Warbreck Moor within close proximity to local amenities, Fazakerley and Aintree Hospital and approximately 4.5 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining room, Kitchen.

**First Floor** Four Bedrooms, Bathroom/WC

**Outside** Front and rear paved gardens.