

LOT

78

56 Leopold Road, Kensington, Liverpool L7 8SR

\*GUIDE PRICE £80,000+



- **Two/three-bed mid terrace. Double glazing. Central heating.**

**Description** A two-/three-bedroomed middle terrace property benefiting from double glazing and central heating. Over the last 10 years the property has been let to three students at £85.00 p/w per person producing a rental income of approximately £13,260 per annum. There is potential to extend to the rear together with an attic conversion to provide further letting rooms, subject to any relevant planning consents.



Not to scale. For identification purposes only

**Situated** Kensington High Street in an established and popular residential location within easy reach of local amenities, Royal Liverpool Hospital, Universities and a short distance from Liverpool city centre.

**Basement** Cellar Not Inspected.

**Ground Floor** Hall, Letting

Room, Communal Lounge, Kitchen

**First Floor** Two Letting Rooms, Bathroom/WC

**Outside** Yard to Rear