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# 17 Preston Grove, Liverpool L6 4AH

\*GUIDE PRICE £65,000+



- **Four bedroom mid terrace. Double glazing. Central heating.**

**Description** A three storey four bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes to include a HMO, subject to any relevant planning consents. If let to 5 tenants at a rent of £75pppw the potential rental income is in excess of £19,500 per annum.



Not to scale. For identification purposes only

**Situated** Off Rocky Lane in an established residential location within easy reach of Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor** Three Bedrooms (one with en suite shower room)

**Second Floor** Further Bedroom

**Outside** Yard to the rear.

**Joint Agent**  
Entwistle Green

