

LOT
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17 Preston Grove, Liverpool L6 4AH

*GUIDE PRICE £80,000+



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

Description A three storey four bedroomed mid terrace property which has recently been refurbished and benefits 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 five 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

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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.

Cellar Not Inspected.

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 Rear.

EPC Rating E