

LOT  
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123 Alderson Road, Liverpool L15 1HG

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A middle terraced property currently utilised as four letting rooms and when fully let the potential rental income is approximately £13,290 per annum. At the time of our inspection two of the rooms were vacant. The rental income for each room is Room 1 £325pcm. Room 2 £325pcm. Room 3 £325pcm. Room 4 £132.50pcm The property benefits from double glazing and central heating.

### Situated

Off Picton Road and Smithdown Road in a popular and well-established residential location within close proximity to local amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway,  
one Letting Room (vacant),  
Communal Lounge/Kitchen

### Council Tax Band

A

### First Floor

Three Letting Rooms (one  
vacant), Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

D

