



**Description**

A substantial four storey plus basement Grade II Listed Georgian style town house property providing a nine bedroomed HMO investment opportunity with a potential rental income in excess of £50,000.00 per annum. The property has been refurbished throughout and benefits from central heating, a rear garden and off street parking.

**Situated**

Just off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

**Lower Ground Floor**

Kitchen/Dining Room, WC, Communal Lounge.

**Ground Floor**

Entrance Hallway, Store room, two Letting Rooms, Bathroom/WC.

**First Floor**

Landing, three Letting Rooms, Bathroom/WC.

**Second Floor**

Three Letting Rooms, Bathroom/WC.

**Third Floor/Attic**

Letting Room with Kitchenette, En Suite Shower Room/WC

**Outside**

Rear Garden, Off Street Parking.

**Note**

Please note the property has suffered from Japanese Knotweed however there is a management plan in place. Please refer to the legal pack for further details.

**EPC Rating**

D



**Council Tax Band**

A

