

LOT  
**39**

**39 Garmoyle Road, Liverpool L15 3HN**

**GUIDE PRICE £175,000+\***

VACANT RESIDENTIAL

### Description

A six bedroomed end of terraced property benefitting from double glazing and central heating. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The property has previously been let to 6 tenants and the HMO Licence expired in August 2023. The potential rental income when let to 6 tenants is approximately £30,000 per annum.

### Situated

Off Gainsborough Road which in turn is off Smithdown Road (A562) in a popular and well established location close to local amenities, schooling and transport links. Liverpool city centre is approximately 2.5 miles away.

### Ground Floor

Hall, two Letting Rooms,  
Breakfast/ Kitchen, Shower  
Room/WC

### EPC Rating

D

### Council Tax Band

A

### First Floor

Four Letting Rooms, Shower  
Room/WC

### Outside

Yard to the Rear with double  
gates

