

LOT  
91

120 Princes Road, Liverpool L8 2UL

GUIDE PRICE **£400,000+**\*

RESIDENTIAL INVESTMENT

### Description

A substantial three-storey plus basement eight bedroomed hmo investment opportunity benefitting from double glazing, electric heating, three bathrooms, three kitchens, front garden and paved rear garden with double gates for parking several cars. The property is in very good condition and ready for immediate let. The property would be suitable as an investment opportunity with a potential rental income of approximately £50,000 per annum. There are a further two rooms in the basement which could be used as a games room or offices etc. Viewing is highly recommended to appreciate the size, condition and potential the property has to offer.

### Situated

Fronting Princes Road which in turn is off Upper Parliament Street in a popular and well-established residential area within close proximity to Liverpool city centre, local shopping amenities, schooling, Universities and Sefton & Princes Park are within walking distance.

### Lower Ground Floor

Rooms 1 & 2, Kitchen, Shower Room/WC

### First Floor

Bathroom/WC, Kitchen, two Letting Rooms

### Ground Floor

Main Entrance, Vestibule, Hallway, Communal Kitchen/ Dining Room, Utility Room, one Letting Room

### Second Floor

Bathroom/WC, three Letting Rooms



### Third Floor

Two Letting Rooms

### Council Tax Band

B

### Outside

Large Rear Garden with double gates for Parking, Front Garden

### EPC Rating

TBC