



Description

A nine bedroomed fully licensed HMO investment property in an article 4 area currently let to 8 tenants producing £47,000 per annum. The property comprises a substantial five storey mid terraced property with full planning permission providing 9 letting rooms each with their own ensuite shower/WC and is fully HMO compliant. The property benefits from double glazing, central heating and will be sold fully furnished to include all white goods and furniture. The property is currently let to 8 working professionals producing £47,000 per annum. There is also potential to let the vacant room to increase the rental income to circa £51,000 per annum and is within an area that is highly desirable to both students and professionals.

Situated

Off Edge Lane and Wavertree Road in a popular and well established residential location within walking distance to Edge Lane amenities with excellent transport links and approximately 2.5 miles from Liverpool city centre.

Lower Ground Floor

Two Letting rooms (one with ensuite shower room/WC), two Kitchenettes, Shower room/WC.

Ground Floor

Main entrance Hallway, Utility room, two Letting rooms (with ensuite shower rooms/WC)

First Floor

Two letting Rooms (one with ensuite Bathroom/WC), Open plan Communal Lounge/Kitchen, Shower room/WC.

Second Floor

Two Letting rooms (with ensuite shower rooms/WC), Office room (with the potential to be a further letting room)



Top Floor (Loft conversion)

One Letting room with kitchen area and Shower room/WC.

Outside

Rear Yard.

Council Tax Band

A

EPC Rating

D